

PROJECT
**CLEMENTI
 RESIDENCE**
CORAL GABLES

LOCATION
 1203 NORTH GREENWAY DRIVE
 CORAL GABLES, FLORIDA 33134

TITLE
**PRELIMINARY ISSUE TO
 BOARD OF ARCHITECTS**
 October. 23rd 2020



SITE LOCATION PLAN

LOCATION OF
 EXISTING RESIDENCE

INDEX OF DRAWINGS:

Cover Sheet:	
	NEIGHBORHOOD PHOTOGRAPHS
	COLOR & MATERIAL BOARD
D-1	FRONT YARD CONC FENCE DEMOLITION
D-1.1	FRONT YARD CONC FENCE DEMOLITION (w/ exist'g)
ST-1	SITE PLAN W/ AREA CALCULATIONS
ST-1A	SITE PLAN GROUND COVER CALCULATIONS
LS-1	LANDSCAPE PLAN
Architectural:	
A-1	GROUND FLOOR PLAN
A-1.1	GROUND FLOOR OVERALL PLAN
A-2	SECOND FLOOR PLAN
A-2.1	SECOND OVERALL FLOOR PLAN
A-3	BUILDING ELEVATIONS
A-3.1	BUILDING ELEVATIONS/ INCLUDES EXISTING
A-4	BUILDING CROSS SECTIONS
A-5	LOW WALL ELEVATION /SECTIONS
A-6	EXISTING BUILDING PLAN
A-7	EXISTING BUILDING ELEVATIONS

STATEMENT:
 DESIGN STYLE OF PROPOSED ADDITION IS TO MATCH
 THE SPANISH STYLE OF THE EXISTING RESIDENCE.

ARCHITECTURAL REVIEW SUBMITTAL: 10-23-20
 REVISED ARCH REVIEW SUBMITTAL: 12-24-20
 REVISED ARCH REVIEW SUBMITTAL: 03-11-21

HERNANDEZ STRUCTURAL DESIGN INC.
 STRUCTURAL CONSULTANTS, INSPECTIONS, INVESTIGATIONS
 Victor Hernandez - P.E. # 72387 C.A. 28634
 11423 Soc Grass Cr, Boca Raton, FL 33498
 Tel: 804-247-1388 Cell: 754-422-0796



ARCHITECT OF RECORD HEREBY EXPRESSLY
 RESERVES HIS COMMON LAW COPYRIGHT
 AND OTHER PROPERTY RIGHTS IN THESE
 PLANS. THE DESIGN AND DRAWINGS ARE
 NEITHER TO BE REPRODUCED, COPIED NOR
 CHANGED IN ANY FORM OR MANNER WHAT
 SO EVER NOR ASSIGNED TO ANY PARTY
 WITHOUT FIRST OBTAINING THE EXPRESS
 WRITTEN PERMISSION AND CONSENT OF
 OSCAR CABEZA.

ARCHITECT:
LUIS E. URIARTE
 Florida Architect License # AR 94107
 18100 ATLANTIC BOULEVARD
 PHONE 786 290 9807
 Email: invusa@live.com

SIGN / SEAL:



2925 NW 126 AVE. UNIT 106
 SUNRISE, FLORIDA 33323
 TEL: 305.773.1311
 RADINC2002@GMAIL.COM

Code in Effect: F.B.C. 2020 7th EDITION

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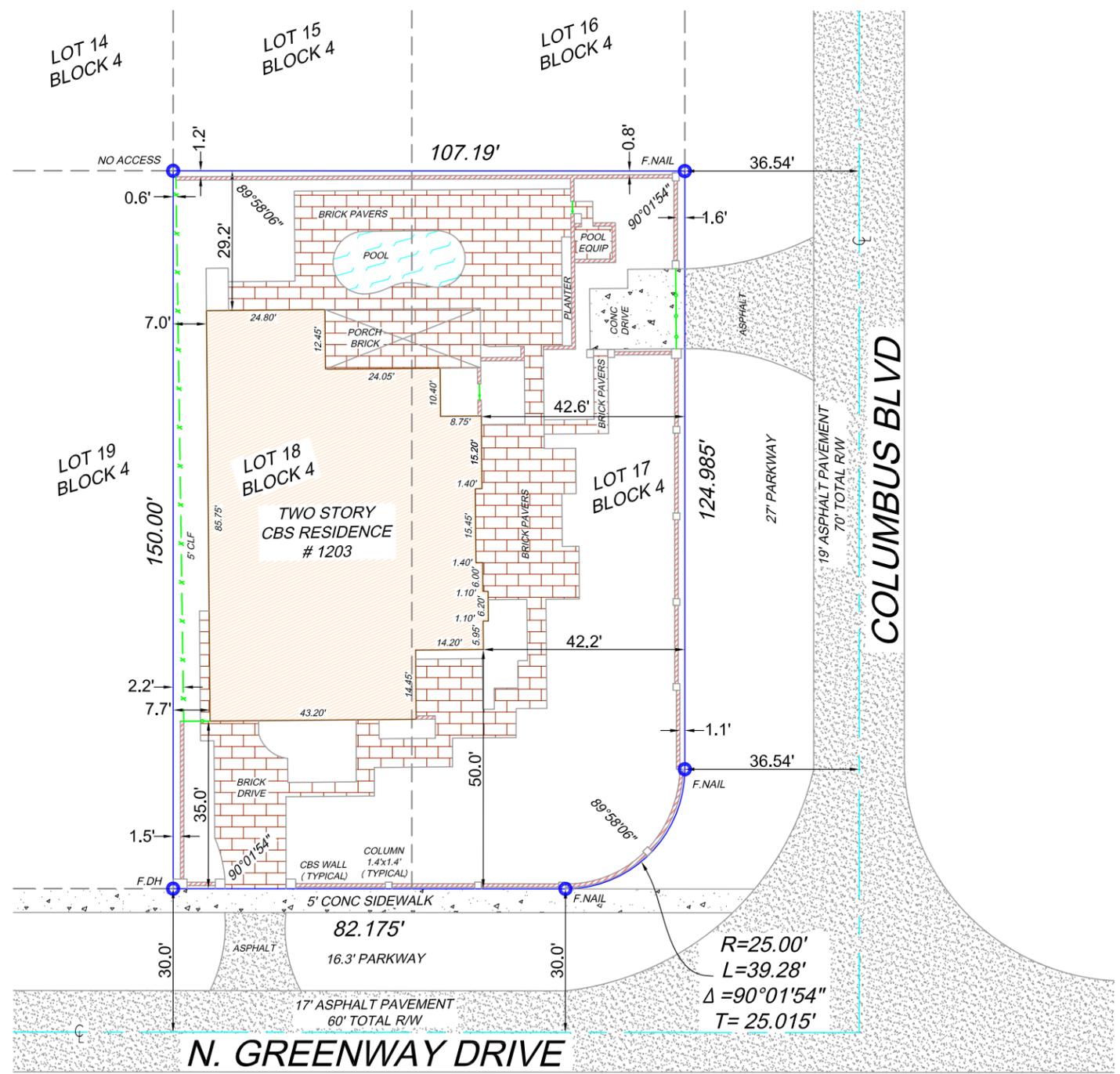
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GENERAL LEGEND:

- BCR = BROWARD COUNTY RECORDS
- BM = BENCHMARK
- CB = CATCH BASIN
- CME = CANAL MAINTENANCE EASEMENT
- C/L = CENTERLINE
- CLF = CHAIN LINK FENCE
- CBS = CONCRETE BLOCK STRUCTURE
- CHATT = CHATTAHOOCHEE
- CONC = CONCRETE
- D = DELTA (CENTRAL ANGLE)
- DE = DRAINAGE EASEMENT
- E = EAST
- ELE = ELEVATION
- X 0.00' = ELEVATION
- EOP = EDGE OF PAVEMENT
- EOW = EDGE OF WATER
- FF = FINISHED FLOOR
- FH = FIRE HYDRANT
- FN = FOUND NAIL
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- FN = FOUND NAIL
- FND = FOUND NAIL & DISC
- INV = INVERT
- L = ARC LENGTH
- LP = LIGHT POLE
- LM = LAKE MAINTENANCE
- LME = LAKE MAINTENANCE EASEMENT
- N = NORTH
- N&D = NAIL & DISC
- MF = METAL FENCE
- MH = MAN HOLE
- OH = OVERHEAD CABLES
- OR = OFFICIAL RECORD BOOK
- O/S = O/S
- PB = PLAT BOOK
- PBCR = PALM BEACH COUNTY RECORDS
- PC = POINT OF CURVATURE
- PG = PAGE
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- P.U.E = PUBLIC UTILITY EASEMENT
- PVCF = POLYVINYL CHLORIDE FENCE
- R = RADIUS
- R/W = RIGHT OF WAY
- S = SOUTH
- S/W = SIDEWALK
- SIR = SET 1/2" IRON ROAD
- SND = SET NAIL & DISC
- TYP = TYPICAL
- UE = UTILITY EASEMENT
- W = WEST
- WF = WOOD FENCE
- WM = WATER METER

- OVERHEAD CABLES (OH)
- PLASTIC FENCE
- WOOD FENCE (WF)
- METAL FENCE (MF)
- ° DEGREE SYMBOL



LEGAL DESCRIPTION:
 LOT 17 AND 18, BLOCK 4 OF "CORAL GABLES SECTION E" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFICATIONS:
MICHAEL S. CLEMENTI, as Trustee of the Poppy Revocable Trust dated October 14, 2019
 RICHARD E. DOUGLAS, P.A.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

- SURVEYORS NOTES:**
- (1). ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
 - (2). LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
 - (3). NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
 - (4). THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
 - (5). THIS SURVEY IS FOR CONVEYANCE PURPOSES ONLY
 - (6). THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND/OR NEW DESIGN.
 - (7). NAVD = NORTH AMERICAN VERTICAL DATUM OF 1988 THE FLOOD ZONE DATUM SHOWN BELOW IS REFERENCED TO 1988

Boundary Survey
PROPERTY ADDRESS:
 1203 N. GREENWAY DRIVE,
 CORAL GABLES, FL. 33134

FLOOD ZONE DATA:
 ZONE: X N/A
 COMMUNITY #: 120639
 PANEL & SUFFIX: 0294 L
 DATE OF FIRM: 11/09/09

REVISIONS:
 FIELD LOCATION OF IMPROVEMENTS

DATE: 01/13/2020
SCALE: 1" = 30'
CADD: I.C.
CHECKED BY: JSP
INVOICE #: 20- 51578
SHEET # 1 OF 1

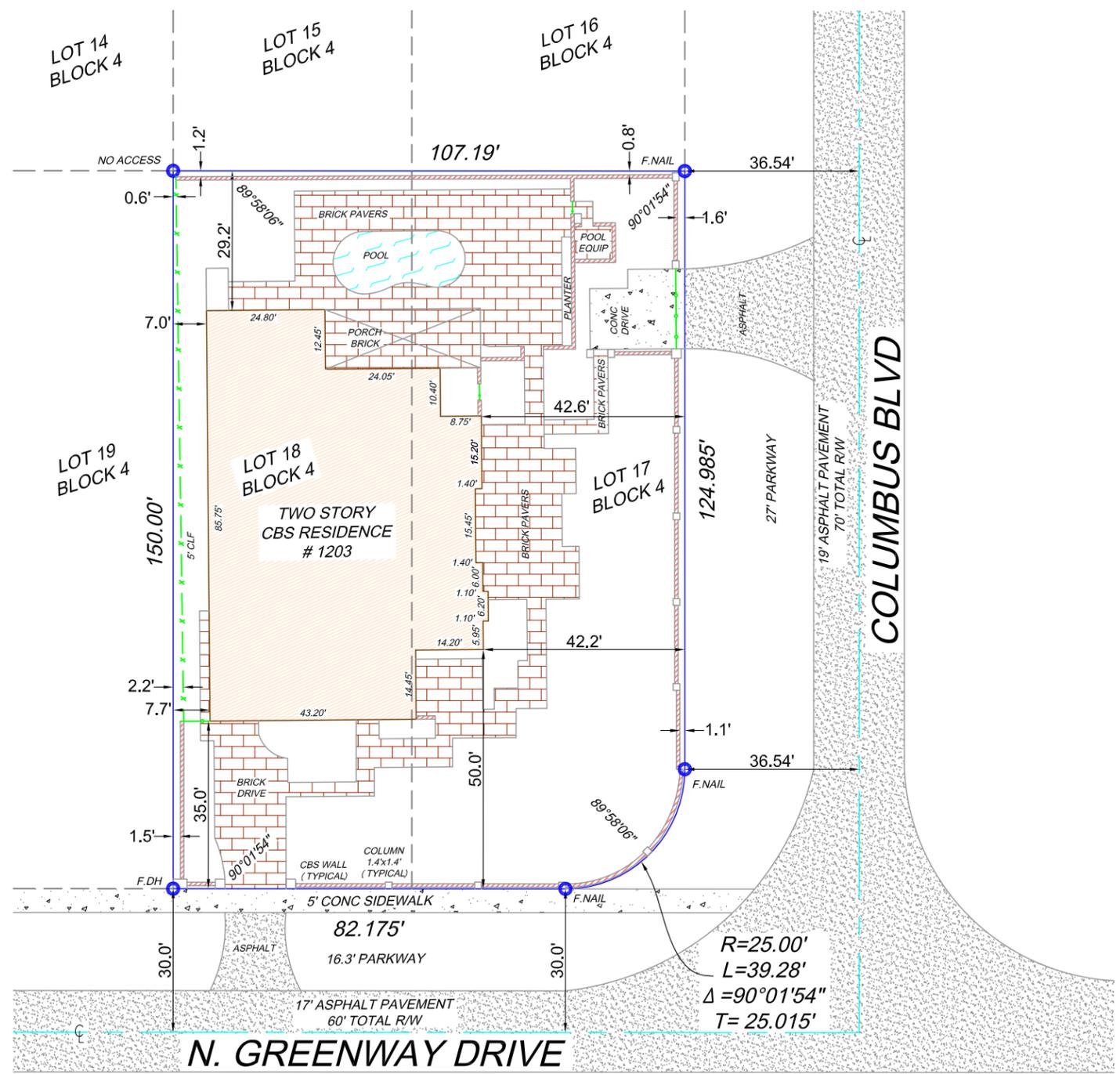
THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 549 N. FLORIDA ADMINISTRATIVE CODE.
 JULIO S. PITA, PSM., STATE OF FLORIDA
 PROFESSIONAL SURVEYOR AND MAPPER L.S. 5789
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ALL COUNTY SURVEYORS
 PROFESSIONAL SURVEYORS AND MAPPERS
 LICENSE NO. 6677
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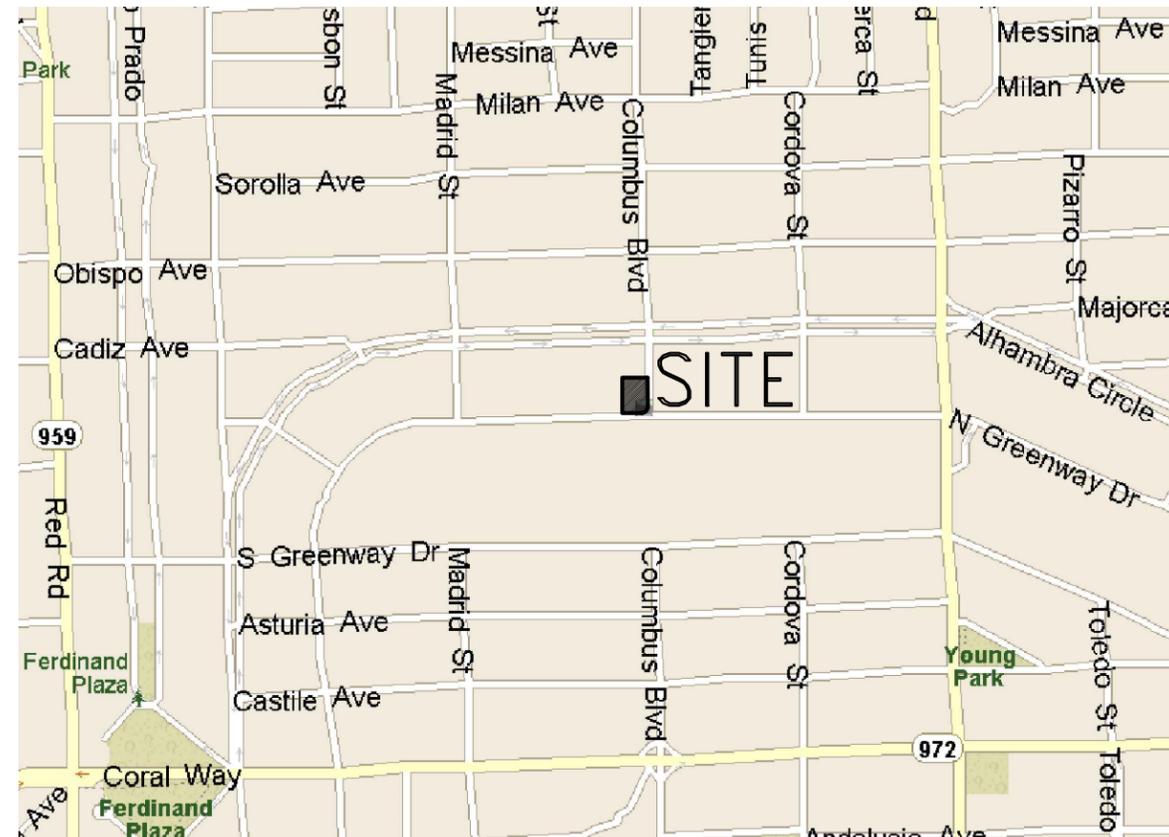
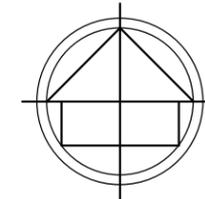
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SKETCH OF SURVEY

LEGEND:

- CKD CHECKED BY
- CONC CONCRETE
- DWN DRAWN BY
- FB/PG FIELD BOOK AND PAGE
- SIR SET 5/8" IRON ROD & CAP #6448
- SNC SET NAIL & CAP #6448
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- FNC FOUND NAIL & CAP
- FND FOUND NAIL & DISK
- P.B. PLAT BOOK
- M/D.C.R. MIAMI/DADE COUNTY RECORDS
- FPL FLORIDA POWER & LIGHT
- X- CHAIN LINK FENCE
- E- OVERHEAD UTILITY LINES
- WM WATER METER
- WV WATER VALVE
- EB ELECTRIC BOX
- WPP WOOD POWER POLE
- 0.00 ELEVATIONS
- R RADIUS
- Δ DELTA ANGLE
- A ARC DISTANCE
- DBH DIAMETER AT BREAST HEIGHT
- NTS NOT TO SCALE



LOCATION MAP (NTS)

LAND DESCRIPTION:

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3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
7. BENCHMARK DESCRIPTION: MIAMI/DADE COUNTY BENCHMARK #P-401 ELEVATION = 16.34' (NGVD29)

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN SEPTEMBER, 2020. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: -----

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 09/09/20

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799
EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER: 9342-20

CLIENT :

MARK TATIS

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	09/09/20	SKETCH	JD	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120639
PANEL NUMBER	0294L
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	09/11/09

PROPERTY ADDRESS :
1203 N GREENWAY DRIVE

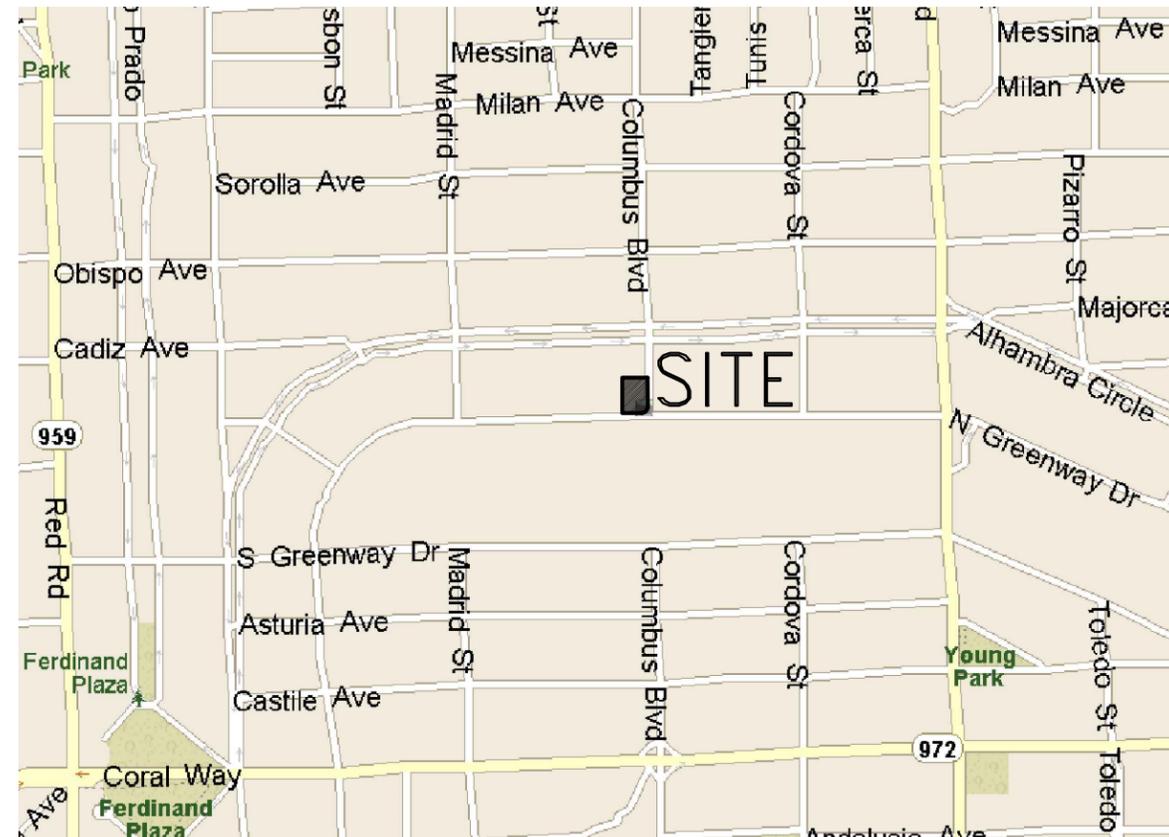
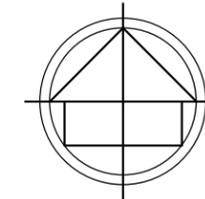
SCALE: 1" = 20'

SHEET 1 OF 2

SKETCH OF SURVEY

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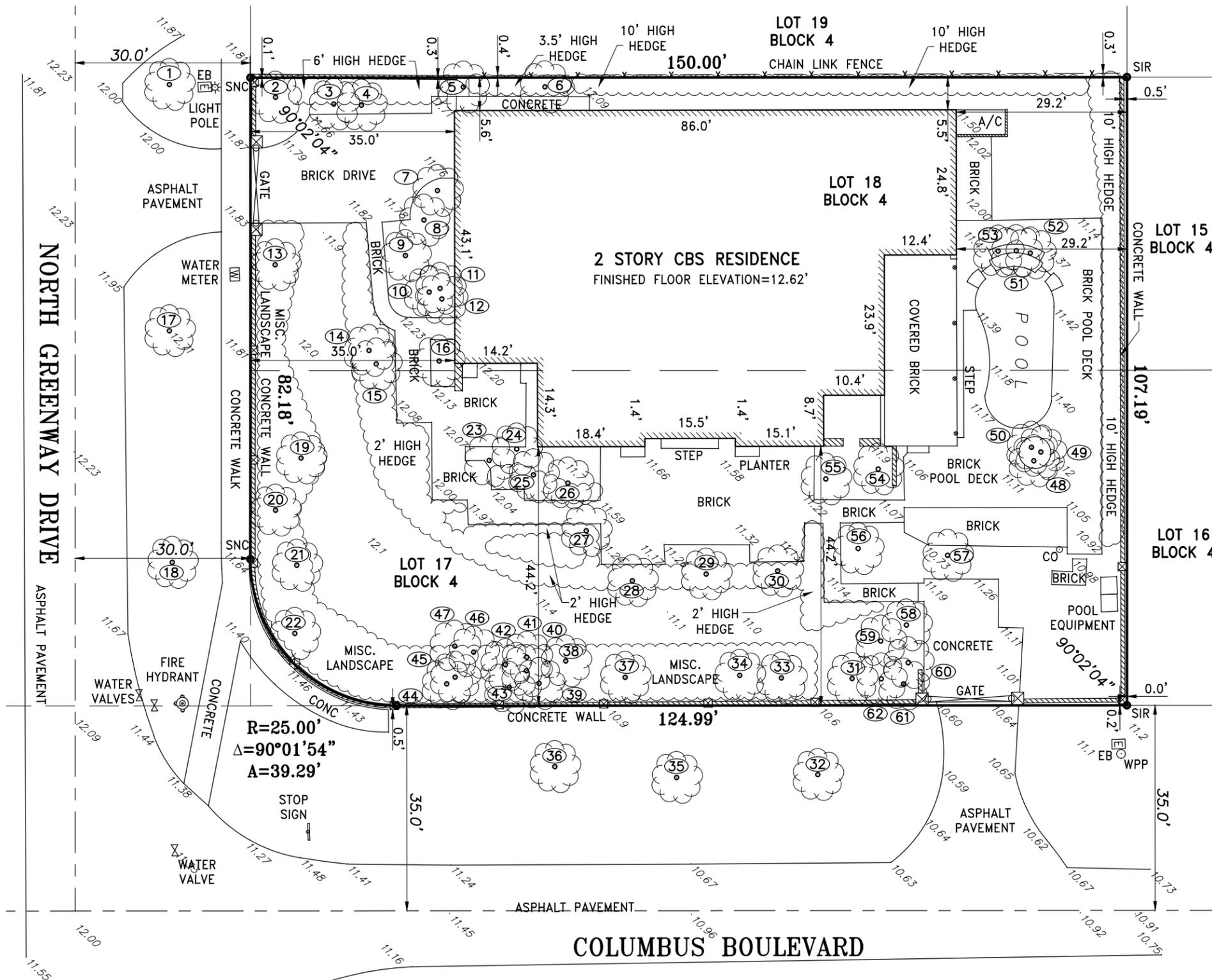
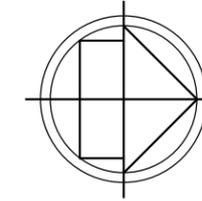
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EFFECTIVE DATE	09/11/09

PROPERTY ADDRESS :
 1203 N GREENWAY DRIVE

SCALE: 1" = 20'

SHEET 1 OF 2

SKETCH OF SURVEY



TREE #	TREE NAME (COMMON)	DBH	# OF TRUNKS
1	PALM	8"	1
2	OAK	6"	1
3	PALM	15"	1
4	UNKNOWN	7"	1
5	PALM	16"	1
6	MAHOGANY	16"	1
7	PALM	4"	2
8	PALM	4"	2
9	UNKNOWN	4"	1
10	PALM	4"	1
11	PALM	4"	1
12	PALM	4"	1
13	PALM	15"	1
14	PALM	4"	2
15	PALM	4"	2
16	PALM	6"	2
17	PALM	8"	1
18	PALM	8"	1
19	UNKNOWN	12"	1
20	PALM	4"	1
21	PALM	3"	2
22	FICUS	50"	1
23	PALM	3"	2
24	PALM	4"	1
25	UNKNOWN	4"	1
26	PALM	9"	1
27	PALM CLUSTER		
28	ACACIA	6"	1
29	ACACIA	12"	1
30	ACACIA	10"	1
31	OAK	15"	1

TREE #	TREE NAME (COMMON)	DBH	# OF TRUNKS
32	PALM	11"	1
33	OAK	15"	1
34	OAK	12"	1
35	PALM	11"	1
36	PALM	12"	1
37	PALM	12"	1
38	PALM	3"	1
39	PALM	8"	3
40	PALM	5"	1
41	PALM CLUSTER		
42	PALM	3"	3
43	PALM	3"	1
44	PALM	8"	2
45	PALM	12"	1
46	PALM	3"	1
47	SUGAR APPLE	4"	1
48	PALM	4"	1
49	PALM	4"	1
50	PALM	4"	1
51	PALM	6"	1
52	PALM	6"	1
53	PALM	6"	1
54	UNKNOWN	4"	1
55	UNKNOWN	3"	1
56	UNKNOWN	4"	1
57	PALM	4"	1
58	UNKNOWN	6"	1
59	UNKNOWN	6"	1
60	UNKNOWN	3"	1
61	UNKNOWN	3"	1
62	UNKNOWN	6"	1

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954)689-7766 FAX (954)689-7799
 EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER: 9342-20

CLIENT :
 MARK TATIS

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	09/09/20	SKETCH	JD	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120639
PANEL NUMBER	0294L
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	09/11/09

PROPERTY ADDRESS :
 1203 N GREENWAY DRIVE

SCALE: 1" = 20'

SHEET 2 OF 2



FRONT VIEW FROM N. GREENWAY DR.



CLOSER FRONT VIEW FROM N. GREENWAY DR.



INTERIOR FAÇADE OF EXISTING HOUSE – FACING N. GREENWAY



MAIN ENTRANCE WITH BLUE CANOPY AT N. GREENWAY

CLEMENTI RESIDENCE

1203 N. GREENWAY DR.
CORAL GABLES, FLORIDA



INTERIOR PROPERTY - COLUMBUS BLVD. SIDE



INTERIOR PROPERTY TO POOL AND FUTURE PROPOSED ADDITION



BACK INTERIOR PROPERTY- POOL SIDE-NEIGHBOR SIDE



BACK POOL TERRACE-NEIGHBOR SIDE

CLEMENTI RESIDENCE

1203 N. GREENWAY DR.
CORAL GABLES. FLORIDA





OUTSIDE VIEW FROM COLUMBUS AVE.



COLUMBUS AVE DRIVEWAY- PROPOSED EXPANSION LOCATION



AREA FOR ADDITION- COLUMBUS AVE. NEIGHBOR SIDE



COLUMBUS AVE. NEIGHBOR'S HOUSE

CLEMENTI RESIDENCE

1203 N. GREENWAY DR.
CORAL GABLES. FLORIDA





NEIGHBOR' HOUSE ACROSS -COLUMBUS BLVD.



NORTH VIEW DOWN COLUMBUS BLVD. TOWARD ALHAMBRA CIRCLE



NEIGHBOR'S HOUSE ACROSS- COLUMBUS BLVD. SIDE-SE CORNER



VIEW SOUTH FROM COLUMBUS BLVD. TOWARDS N. GREENWAY

CLEMENTI RESIDENCE

1203 N. GREENWAY DR.
CORAL GABLES. FLORIDA





NEIGHBOR' HOUSE – N. GREENWAY DR.



HOUSE ALONG N. GREENWAY DR.



HOUSE ALONG N. GREENWAY DR.



HOUSE ALONG N. GREENWAY DR.

CLEMENTI RESIDENCE

1203 N. GREENWAY DR.
CORAL GABLES. FLORIDA





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CLEMENTI RESIDENCE

1203 N. GREENWAY DR.
CORAL GABLES. FLORIDA





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COLUMBUS AVE DRIVEWAY- PROPOSED EXPANSION LOCATION



AREA FOR ADDITION- COLUMBUS AVE. NEIGHBOR SIDE



COLUMBUS AVE. NEIGHBOR'S HOUSE

CLEMENTI RESIDENCE

1203 N. GREENWAY DR.
CORAL GABLES. FLORIDA





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CORAL GABLES. FLORIDA





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HOUSE ALONG N. GREENWAY DR.



HOUSE ALONG N. GREENWAY DR.



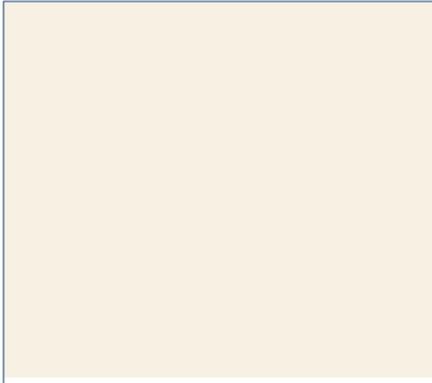
HOUSE ALONG N. GREENWAY DR.

CLEMENTI RESIDENCE

1203 N. GREENWAY DR.
CORAL GABLES. FLORIDA



COLOR AND MATERIALS



PT-1

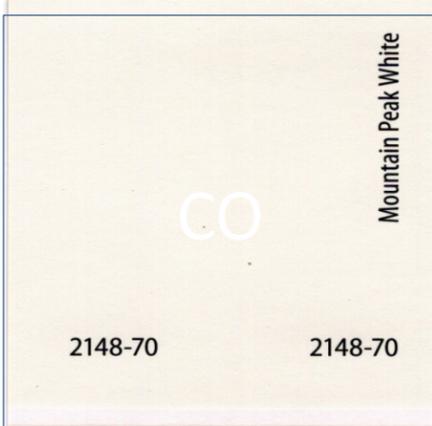
BENJAMIN MOORE
BM-2148-50
SANDY WHITE
(ALL STUCCO WALLS-
FINISH TO MATCH
EXISTING HOUSE
COLOR)



STUCCO WALLS TEXTURE
(TO MATCH EXISTING)
PAINTED PT-1



SCONCES-TO MATCH EXISTING



PT-2

BENJAMIN MOORE
BM-2148-70
MOUNTAIN PEAK WHITE
(ALL TRIMS/WINDOWS-
FINISH TO MATCH EXISTING
HOUSE COLOR)



LOW WALL DETAILS



RAILING DETAILS-TO MATCH EXISTING

CLEMENTI RESIDENCE

1203 N. GREENWAY DR.
CORAL GABLES. FLORIDA



COLOR AND MATERIALS- 2



KEYSTONE FINISH ON PLANTER WINDOW BOXES.



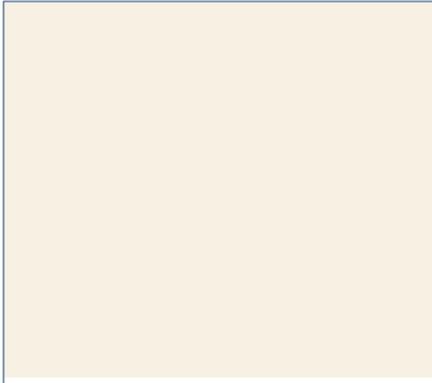
PLANTER WINDOW BOXES

CLEMENTI RESIDENCE

1203 N. GREENWAY DR.
CORAL GABLES. FLORIDA



COLOR AND MATERIALS



PT-1

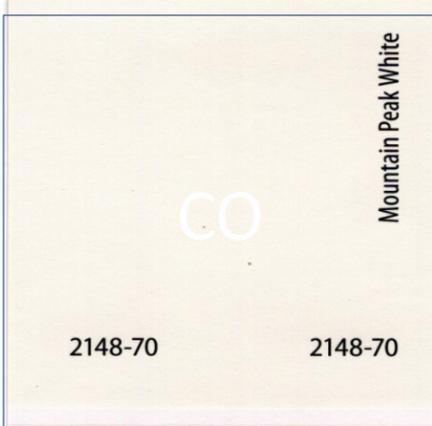
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STUCCO WALLS TEXTURE
(TO MATCH EXISTING)
PAINTED PT-1



SCONCES-TO MATCH EXISTING

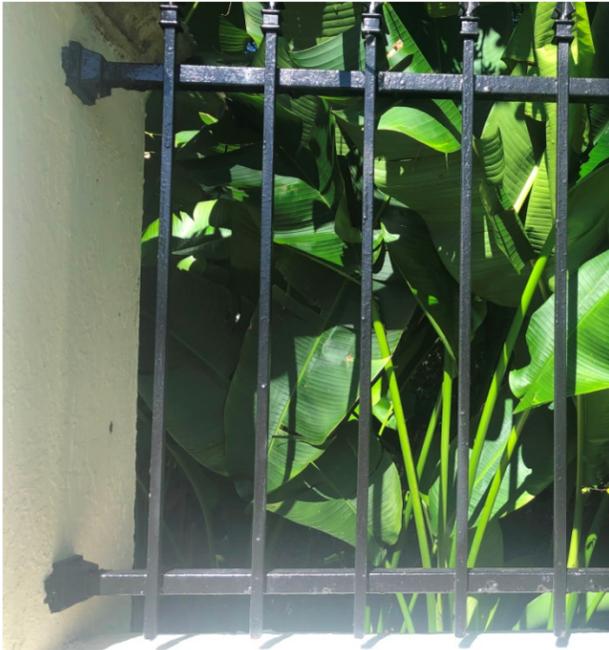


PT-2

BENJAMIN MOORE
BM-2148-70
MOUNTAIN PEAK WHITE
(ALL TRIMS/WINDOWS-
FINISH TO MATCH EXISTING
HOUSE COLOR)



LOW WALL DETAILS



RAILING DETAILS-TO MATCH EXISTING

CLEMENTI RESIDENCE

1203 N. GREENWAY DR.
CORAL GABLES. FLORIDA



COLOR AND MATERIALS- 2



KEYSTONE FINISH ON PLANTER WINDOW BOXES.

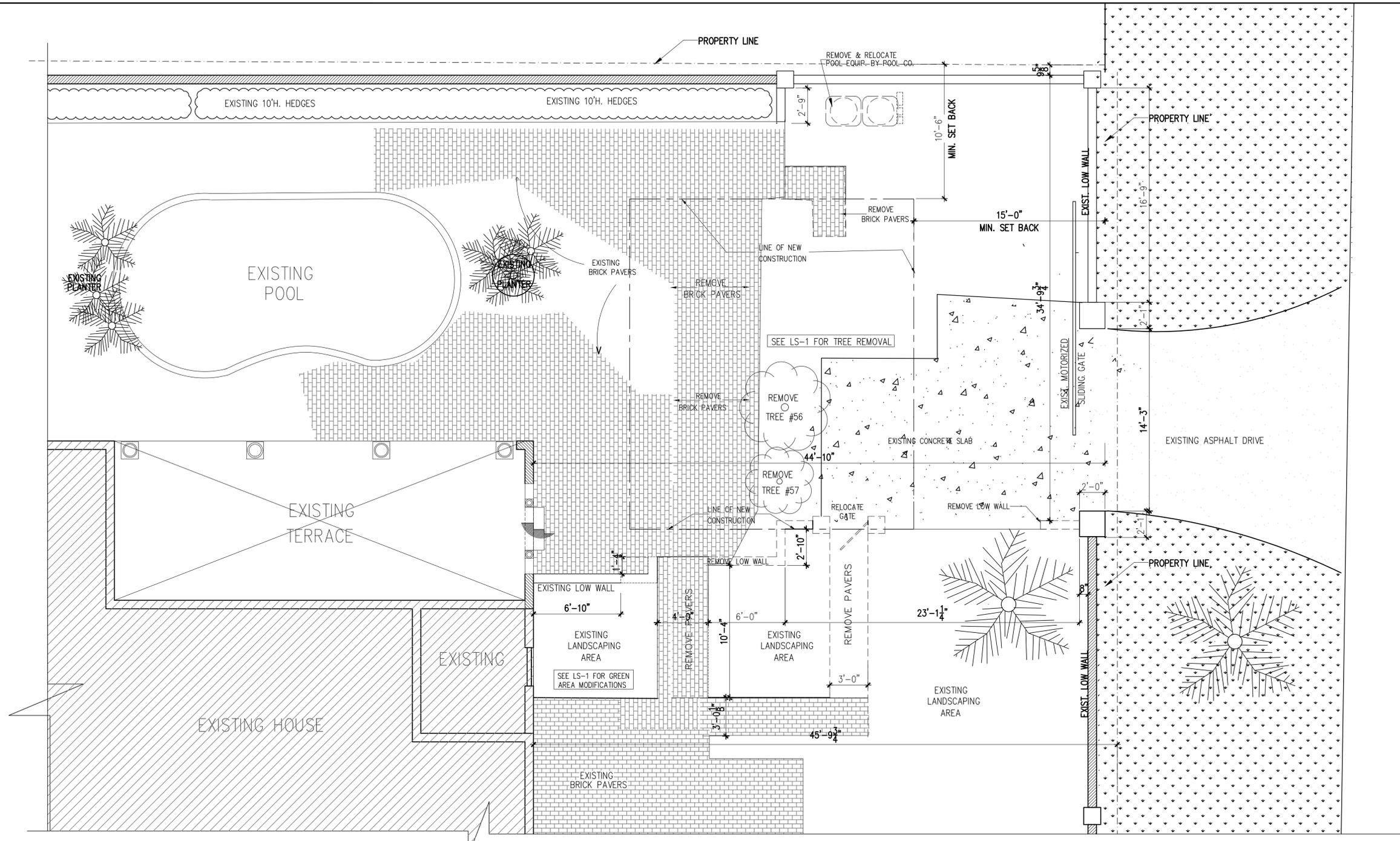


PLANTER WINDOW BOXES

CLEMENTI RESIDENCE

1203 N. GREENWAY DR.
CORAL GABLES. FLORIDA





COLUMBUS BLVD.

DEMOLITION NOTES

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3. **POOL EQUIPMENT:** REMOVE POOL PUMP, ELECTRICAL DEVICES AND RELOCATE PER PROPOSED PLAN.
4. **DUST CONTROL:** THE AMOUNT OF DUST RESULTING FROM DEMOLITION SHALL BE CONTROLLED TO PREVENT THE SPREAD OF DUST TO AVOID CREATION OF A NUISANCE IN THE SURROUNDING AREA. USE OF WATER WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
5. **PROTECTION OF EXISTING BUILDING:**
 - A. EXISTING BUILDING SHALL BE PROTECTED FROM DAMAGE. ANY PART DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS AT CONTRACTOR'S EXPENSE.
 - B. COVER ITEMS AS NECESSARY TO PROTECT FROM DUST.
 - C. AT END OF EACH WORK DAY, CLOSE OFF AREAS FROM PUBLIC.
 - D. DEMOLITION CONTRACTOR SHALL PROVIDE AND MAINTAIN NECESSARY BARRICADES TO PREVENT SPILLAGE ON ANY UNAUTHORIZED PERSONS FROM ACCIDENTALLY OR INTENTIONALLY ENTERING THE AREA OF WORK.
6. **ENVIRONMENTAL PROTECTION:** ALL WORK AND CONTRACT OPERATIONS SHALL COMPLY WITH ALL REQUIREMENTS OF STATE AND BROWARD COUNTY ENVIRONMENTAL PROTECTION REGULATIONS. WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
7. **DISPOSING OF MATERIAL:**
 - A. TITLE TO MATERIALS: TITLE TO ALL MATERIAL AND EQUIPMENT TO BE DEMOLISHED AND REMOVED EXCEPT ITEMS INDICATED TO BE TURNED OVER TO THE OWNER IS VESTED IN THE CONTRACTOR AT START OF PROJECT. THE OWNER WILL NOT BE RESPONSIBLE FOR THE CONDITIONS, LOSS, OR DAMAGE TO SUCH PROPERTY AFTER NOTICE TO PROCEED.
 - B. DEBRIS CONTROL: REMOVE AND TRANSPORT DEBRIS IN LEAK-FREE CONTAINERS IN A MANNER TO PREVENT SPILLAGE ON ANY PART OF EXISTING BUILDING, PARKING LOT AREAS, OR CITY STREETS.
 - C. REGULATIONS: COMPLY WITH COUNTY, MUNICIPALITY, AND CITY REGULATIONS REGARDING HAULING AND DISPOSAL OF DEBRIS. ALL SUCH MATERIAL SHALL BE DISPOSAL OF OFF SITE IN A LEGAL DISPOSAL AREA.
8. **PREPARATION:**
 - A. PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO ASSURE STRUCTURAL VALUE OR INTEGRITY OF AFFECTED PORTION OF PROJECT FROM DAMAGE.
 - B. PROVIDE DEVICES AND METHODS TO PROTECT OTHER PORTIONS OF PROJECT FROM DAMAGE.
 - C. PROVIDE PROTECTION FROM ELEMENTS FOR THAT PORTION OF THE PROJECT WHICH MAY BE EXPOSED BY CUTTING, PATCHING WORK, PAINTING, APPLY SHEEROCK, FUMES, DUST, & NOISE.
9. **PERFORMANCE:**
 - A. EXECUTE CUTTING AND DEMOLITION BY METHODS WHICH WILL PREVENT DAMAGE TO OTHER WORK, AND WHICH WILL PROVIDE PROPER SURFACES TO RECEIVE INSTALLATION OF REPAIRS. POOL DECK CUTTING W/ NO SLAB DAMAGE.
 - B. EXECUTE FITTING AND ADJUSTMENT OF PRODUCTS TO PROVIDE A FINISHED INSTALLATION TO COMPLY WITH SPECIFIED PRODUCTS, FUNCTION, TOLERANCE AND FINISHES.
 - C. RESTORE WORK WHICH HAS BEEN CUT OR REMOVED. INSTALL NEW PRODUCTS TO PROVIDE COMPLETED WORK IN ACCORD WITH REQUIREMENTS THROUGH DOCUMENTS.
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 - E. REFINISH ENTIRE SURFACES AS NECESSARY TO PROVIDE AN EVEN FINISH TO MATCH ADJACENT FINISHES.

SITE DEMOLITION PLAN

SCALE 1/4"=1'-0"

ARCHITECT:
LUIS E. URIARTE
 Florida Architect License # AR 94107
 18100 ATLANTIC BOULEVARD
 PH. 786 290 9807 Email: invusa@live.com

Code in Effect: F.B.C. 2020 7th EDITION

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 STRUCTURAL CONSULTANTS, INSPECTIONS, INVESTIGATIONS
 Victor Hernandez - P.E. # 72387 C.A. 29634
 11423 Sec. Grassy Cr., Boca Raton, FL 33488
 Tel: 954-247-1389 Cell: 754-422-8796

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RAD
 RAD ARCHITECTURAL DESIGN

2025 NW 126 AVE. UNIT 106
 SUNRISE, FLORIDA 33323
 TEL: 305.773.1311
 RADINC2002@GMAIL.COM

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 ALL MEASUREMENTS, DIMENSIONS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, RAD ARCHITECTURAL DESIGN, INC. AND ARE NOT TO BE REPRODUCED, COPIED, ENLARGED OR REDUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF RAD, INC. UNLESS OTHERWISE SPECIFIED. NONE OF SUCH MEASUREMENTS, DIMENSIONS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RAD, INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS ON CONDITIONS ON THE JOB AND THE OFFICE. ANY DISCREPANCY BETWEEN THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS SHALL BE NOTICED BY ANY VISITORS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THE OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

REVISIONS

NO.	DATE	DESCRIPTION
1	11-01-2021	XXXXXXXX
2	12/21/20	ARB-REVISIONS

ITEM	DATE	DESCRIPTION
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PROJECT
CLEMENTI RESIDENCE
CORAL GABLES

LOCATION
 1203 NORTH GREENWAY DRIVE
 CORAL GABLES, FLORIDA 33134

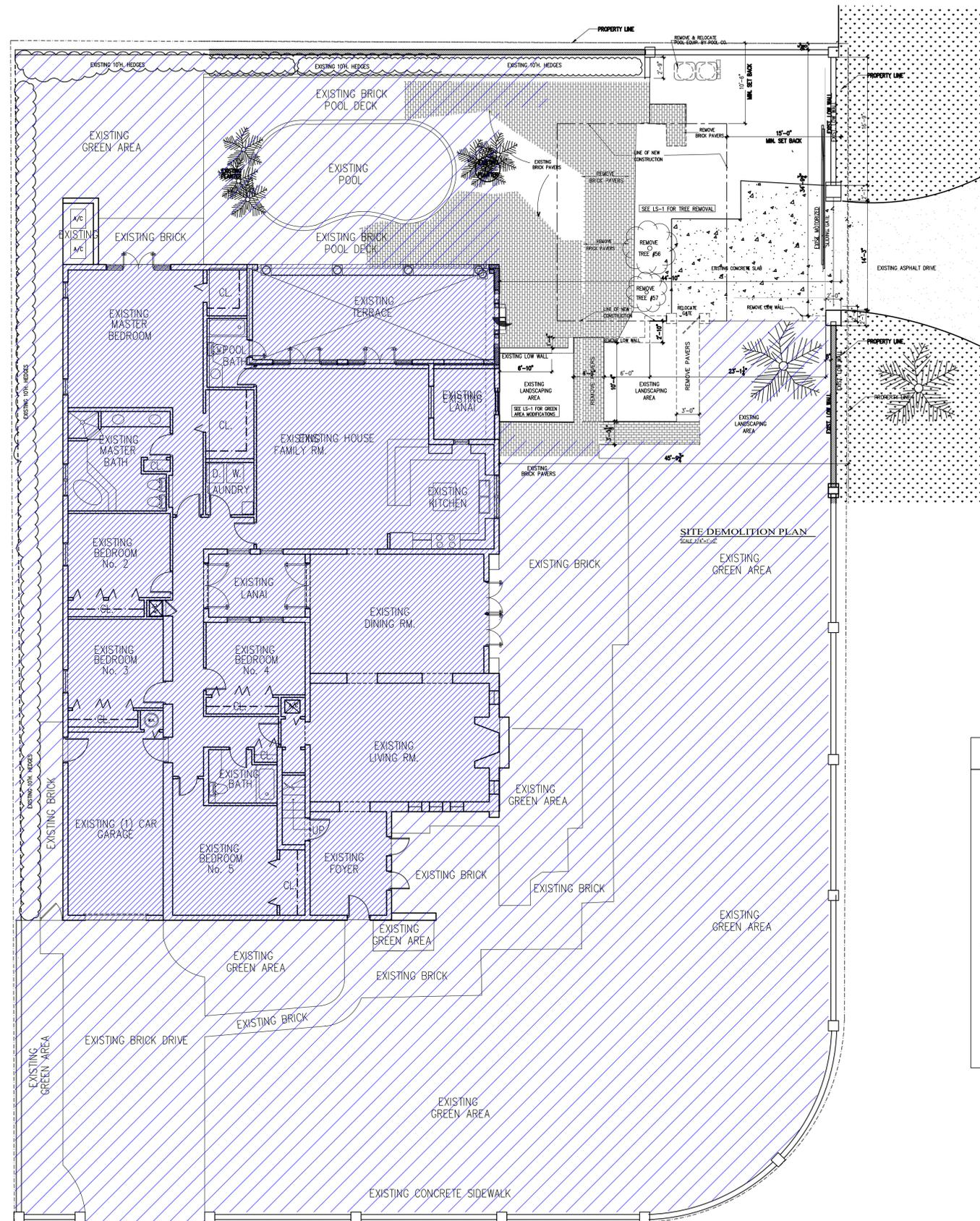
TITLE

SITE DEMOLITION PLAN

SCALE: AS NOTED
 DRAWN: M.T.

CHECK: DATE: 10-23-20

PROJECT NO.: DRAWING NUMBER
D-1



DEMOLITION NOTES

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ARCHITECT:
LUIS E. URIARTE
 Florida Architect License # AR 94107
 18100 ATLANTIC BOULEVARD
 PH. 786 290 9807 Email: invusa@live.com

SIGN / SEAL:
 Code in Effect: F.B.C. 2020 7th EDITION

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 STRUCTURAL CONSULTANTS, INSPECTIONS, INVESTIGATIONS
 Victor Hernandez - P.E. # 72387 C.A. 29634
 11423 Sec. Grass Cr., Boca Raton, FL 33498
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 TEL: 305.773.1311
 RADINC2002@GMAIL.COM

CONDITIONS:
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REVISIONS

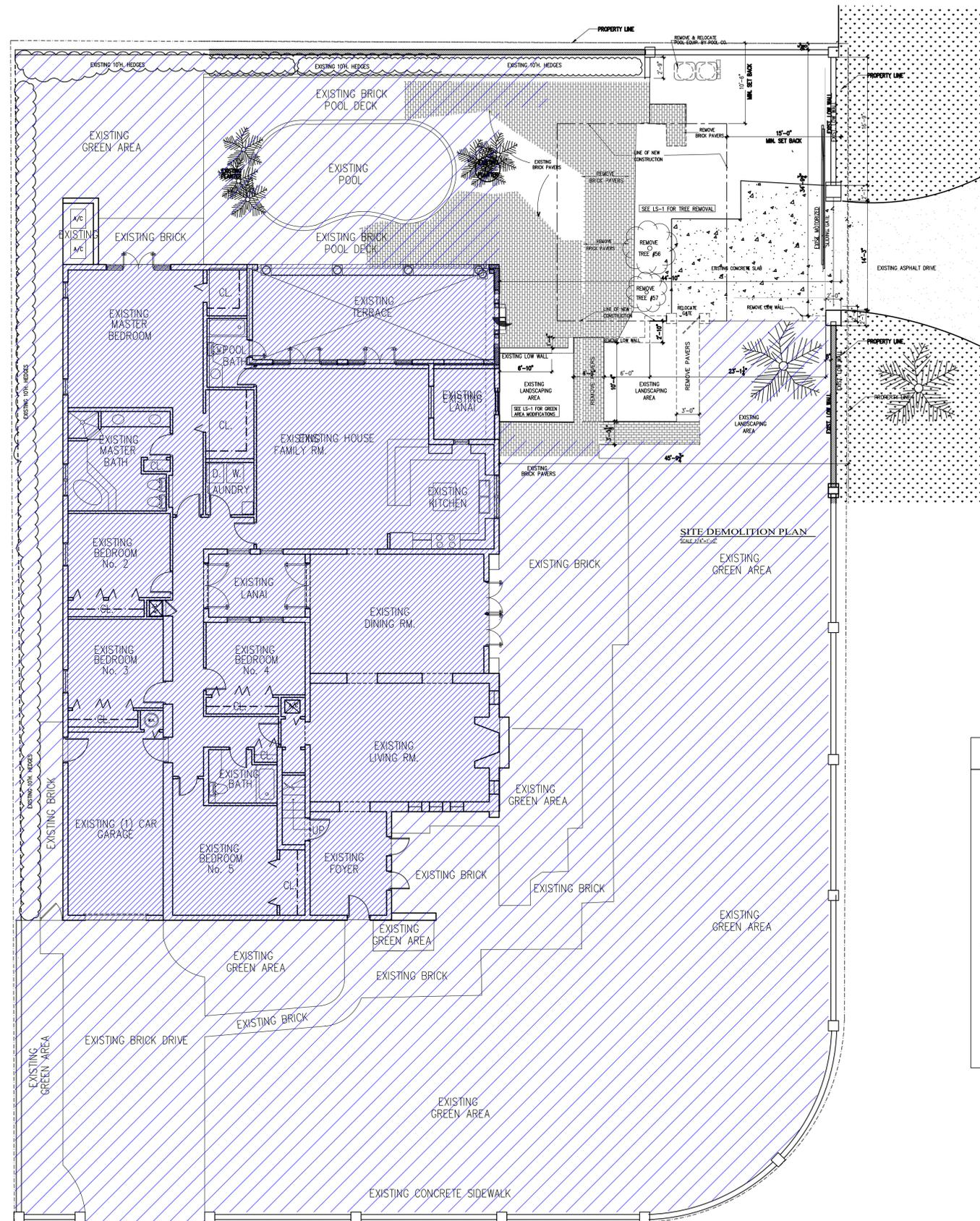
NO.	DATE	DESCRIPTION
1	12/27/20	ARB - REVISIONS

PROJECT
CLEMENTI RESIDENCE
CORAL GABLES

LOCATION
 1203 NORTH GREENWAY DRIVE
 CORAL GABLES, FLORIDA 33134

TITLE
SITE DEMOLITION PLAN

SCALE: AS NOTED
DRAWN: M.T.
CHECK:
DATE: 10-23-20
PROJECT NO.:
DRAWING NUMBER
D-1.1



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REVISIONS

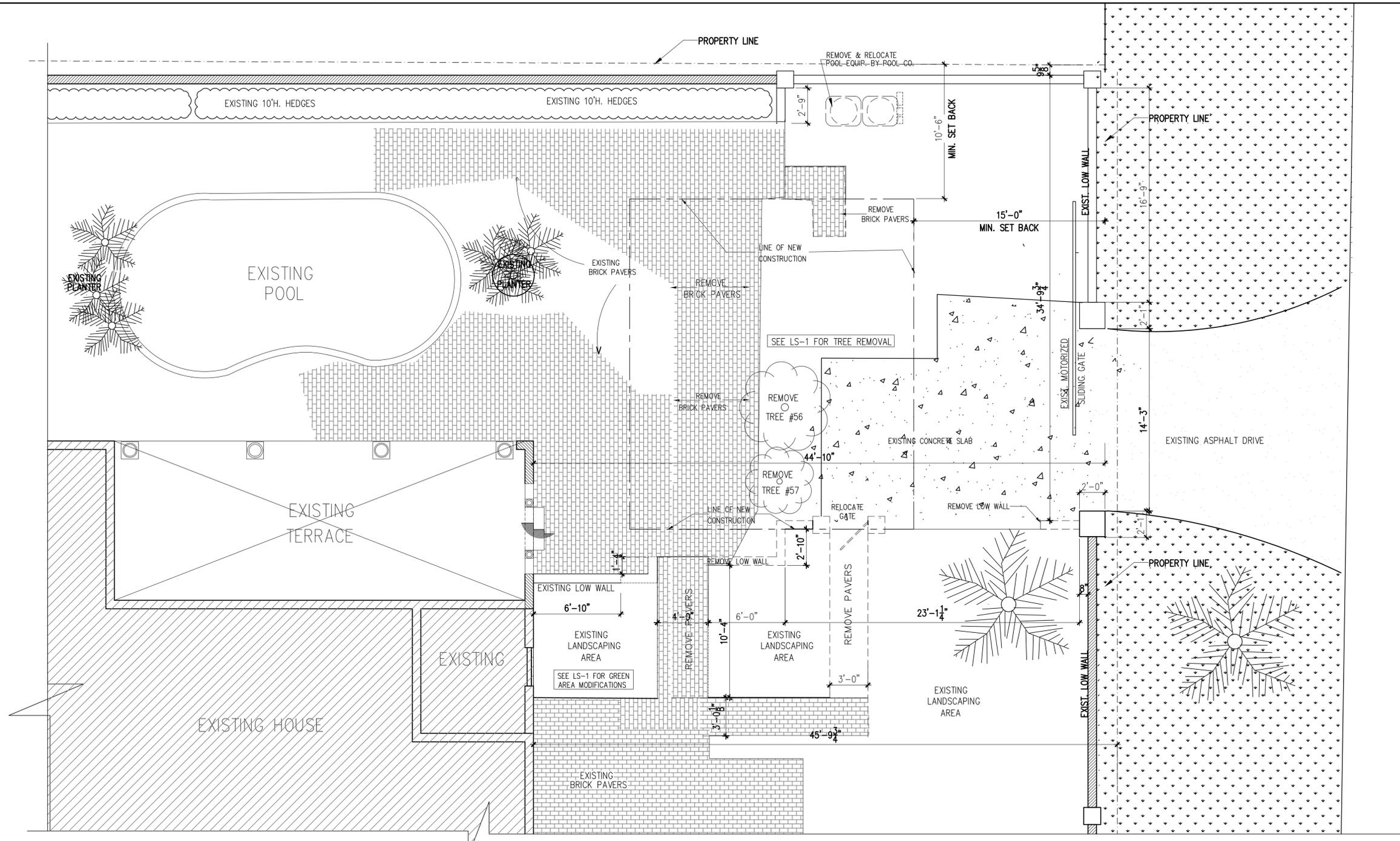
NO.	DATE	DESCRIPTION
1	12/27/20	ARB - REVISIONS

PROJECT
CLEMENTI RESIDENCE
CORAL GABLES

LOCATION
 1203 NORTH GREENWAY DRIVE
 CORAL GABLES, FLORIDA 33134

TITLE
 SITE DEMOLITION PLAN

SCALE: AS NOTED
DRAWN: M.T.
CHECK:
DATE: 10-23-20
PROJECT NO.:
DRAWING NUMBER: D-1.1



COLUMBUS BLVD.

DEMOLITION NOTES

1. **CONDITIONS AND REQUIREMENTS :** THE DEMOLITION CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR HAULING AND LEGALLY DISPOSING OF MATERIALS REMOVED IN MATERIALS REMOVED IN DEMOLITION WORK.
2. **PROCEDURES:** THE PROCEDURES PROPOSED FOR THE ACCOMPLISHMENT OF SALVAGE & DEMOLITION WORK SHALL PROVIDE FOR SAFE CONDUCT OF WORK CAREFUL REMOVAL AND DISPOSITION OF MATERIALS, PROTECTION OF PROPERTY, COORDINATION WITH WORK OF OTHERS IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES. THE PROCEDURES SHALL INCLUDE A DETAILED DESCRIPTION OF METHODS AND EQUIPMENT TO BE USED FOR EACH OPERATION.
3. **POOL EQUIPMENT:** REMOVE POOL PUMP, ELECTRICAL DEVICES AND RELOCATE PER PROPOSED PLAN.
4. **DUST CONTROL:** THE AMOUNT OF DUST RESULTING FROM DEMOLITION SHALL BE CONTROLLED TO PREVENT THE SPREAD OF DUST TO AVOID CREATION OF A NUISANCE IN THE SURROUNDING AREA. USE OF WATER WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
5. **PROTECTION OF EXISTING BUILDING:**
 - A. EXISTING BUILDING SHALL BE PROTECTED FROM DAMAGE. ANY PART DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS AT CONTRACTOR'S EXPENSE.
 - B. COVER ITEMS AS NECESSARY TO PROTECT FROM DUST.
 - C. AT END OF EACH WORK DAY, CLOSE OFF AREAS FROM PUBLIC.
 - D. DEMOLITION CONTRACTOR SHALL PROVIDE AND MAINTAIN NECESSARY BARRICADES TO PREVENT SPILLAGE ON ANY UNAUTHORIZED PERSONS FROM ACCIDENTALLY OR INTENTIONALLY ENTERING THE AREA OF WORK.
6. **ENVIRONMENTAL PROTECTION:** ALL WORK AND CONTRACT OPERATIONS SHALL COMPLY WITH ALL REQUIREMENTS OF STATE AND BROWARD COUNTY ENVIRONMENTAL PROTECTION REGULATIONS. WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
7. **DISPOSING OF MATERIAL:**
 - A. TITLE TO MATERIALS: TITLE TO ALL MATERIAL AND EQUIPMENT TO BE DEMOLISHED AND REMOVED EXCEPT ITEMS INDICATED TO BE TURNED OVER TO THE OWNER IS VESTED IN THE CONTRACTOR AT START OF PROJECT. THE OWNER WILL NOT BE RESPONSIBLE FOR THE CONDITIONS, LOSS, OR DAMAGE TO SUCH PROPERTY AFTER NOTICE TO PROCEED.
 - B. DEBRIS CONTROL: REMOVE AND TRANSPORT DEBRIS IN LEAK-FREE CONTAINERS IN A MANNER TO PREVENT SPILLAGE ON ANY PART OF EXISTING BUILDING, PARKING LOT AREAS, OR CITY STREETS.
 - C. REGULATIONS: COMPLY WITH COUNTY, MUNICIPALITY, AND CITY REGULATIONS REGARDING HAULING AND DISPOSAL OF DEBRIS. ALL SUCH MATERIAL SHALL BE DISPOSAL OF OFF SITE IN A LEGAL DISPOSAL AREA.
8. **PREPARATION:**
 - A. PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO ASSURE STRUCTURAL VALUE OR INTEGRITY OF AFFECTED PORTION OF PROJECT FROM DAMAGE.
 - B. PROVIDE DEVICES AND METHODS TO PROTECT OTHER PORTIONS OF PROJECT FROM DAMAGE.
 - C. PROVIDE PROTECTION FROM ELEMENTS FOR THAT PORTION OF THE PROJECT WHICH MAY BE EXPOSED BY CUTTING, PATCHING WORK, PAINTING, APPLY SHEEROCK, FUMES, DUST, & NOISE.
9. **PERFORMANCE:**
 - A. EXECUTE CUTTING AND DEMOLITION BY METHODS WHICH WILL PREVENT DAMAGE TO OTHER WORK, AND WHICH WILL PROVIDE PROPER SURFACES TO RECEIVE INSTALLATION OF REPAIRS. POOL DECK CUTTING W/ NO SLAB DAMAGE.
 - B. EXECUTE FITTING AND ADJUSTMENT OF PRODUCTS TO PROVIDE A FINISHED INSTALLATION TO COMPLY WITH SPECIFIED PRODUCTS, FUNCTION, TOLERANCE AND FINISHES.
 - C. RESTORE WORK WHICH HAS BEEN CUT OR REMOVED. INSTALL NEW PRODUCTS TO PROVIDE COMPLETED WORK IN ACCORD WITH REQUIREMENTS THROUGH DOCUMENTS.
 - D. FIT WORK AIR-TIGHT TO PIPES, SLEEVES, DUCTS, CONDUIT AND OTHER PENETRATIONS THROUGH SURFACES.
 - E. REFINISH ENTIRE SURFACES AS NECESSARY TO PROVIDE AN EVEN FINISH TO MATCH ADJACENT FINISHES.

SITE DEMOLITION PLAN

SCALE 1/4"=1'-0"

ARCHITECT:
LUIS E. URIARTE
 Florida Architect License # AR 94107
 18100 ATLANTIC BOULEVARD
 PH. 786 290 9807 Email: invusa@live.com

Code in Effect: F.B.C. 2020 7th EDITION

HERNANDEZ STRUCTURAL DESIGN INC.
 STRUCTURAL CONSULTANTS, INSPECTIONS, INVESTIGATIONS
 Victor Hernandez - P.E. # 72387 C.A. 29634
 11423 Sec. Grassy Cr., Boca Raton, FL 33488
 Tel: 954-247-1389 Cell: 754-422-8796

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RAD
 RAD ARCHITECTURAL DESIGN

2025 NW 126 AVE. UNIT 106
 SUNRISE, FLORIDA 33323
 TEL: 305.773.1311
 RADINC2002@GMAIL.COM

CONDITIONS:
 ALL MEASUREMENTS, DIMENSIONS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, RAD ARCHITECTURAL DESIGN, INC. AND ARE NOT TO BE REPRODUCED, COPIED, LOANED, OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF RAD, INC. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SPOKEN DIMENSIONS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

REVISIONS

NO.	DATE	DESCRIPTION
1	11-01-2021	XXXXXXXXXX
2	12/21/20	ARB-REVISIONS

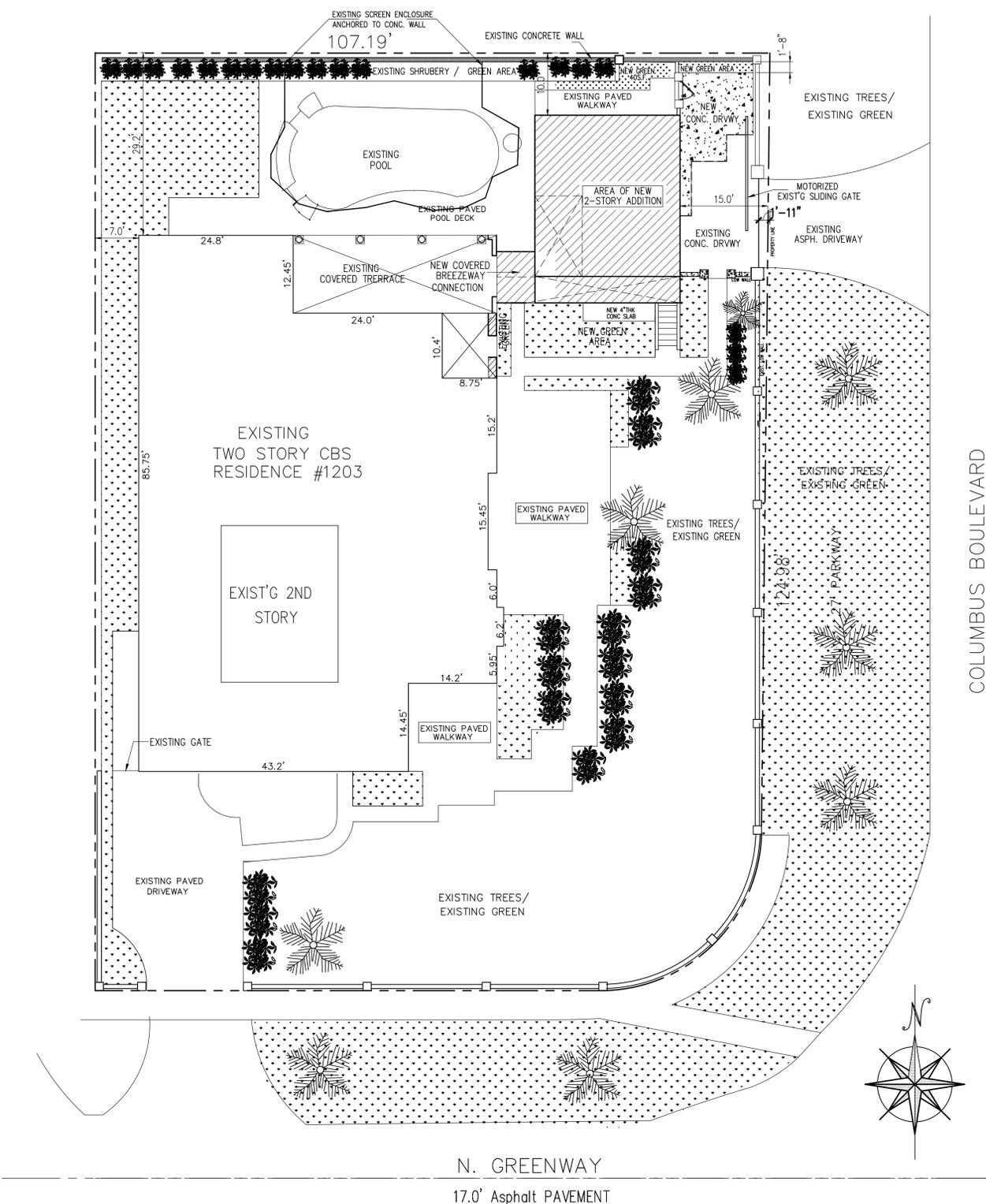
ITEM	DATE	DESCRIPTION
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PROJECT
CLEMENTI RESIDENCE
CORAL GABLES

LOCATION
 1203 NORTH GREENWAY DRIVE
 CORAL GABLES, FLORIDA 33134

TITLE
SITE DEMOLITION PLAN

SCALE: AS NOTED
DRAWN: M.T.
CHECK:
DATE: 10-23-20
PROJECT NO.:
DRAWING NUMBER
D-1

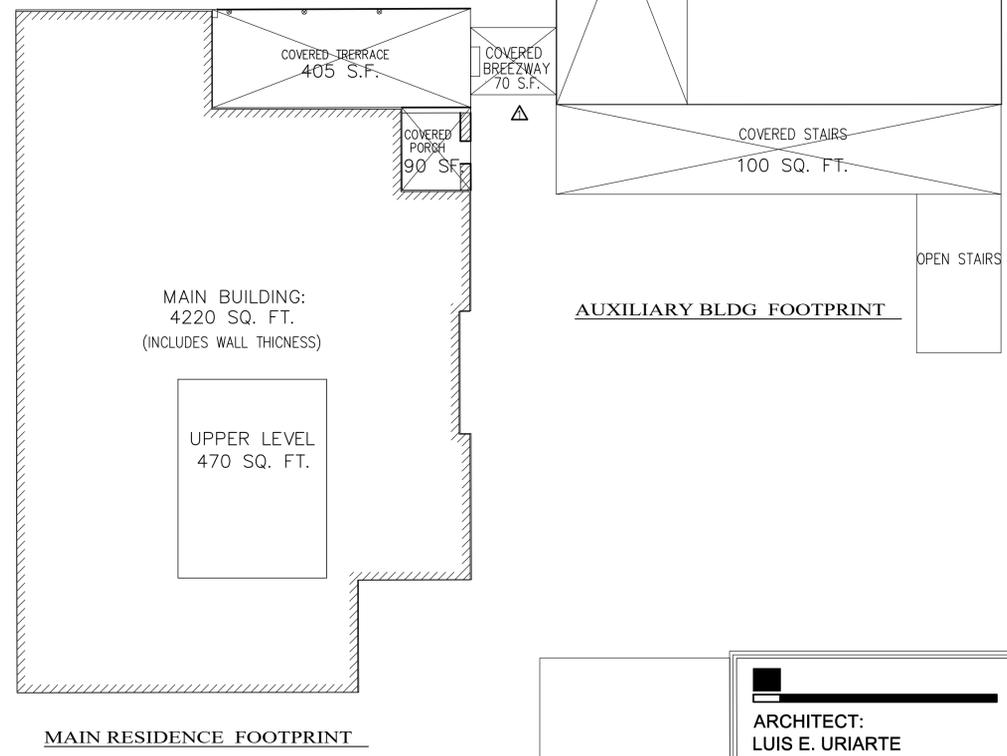


Proposed Site Plan Ground Coverage
SCALE: 3/32" = 1'-0"

ZONING LEGEND

ZONING: RU-1	SINGLE FAMILY
HEIGHT (TO TOP OF CONC.TIE BM) _____	25'-0"
NET LAND AREA:	15,935 SQ. FT.
35% of NET MAX. LOT COVERAGE	5,577 SQ. FT.
45% Max net lot Ground Coverage = 7,170 SQ. FT.	
EXISTING BUILDING FOOTPRINT UNDER ROOF	4,715 SQ. FT.
ADDITIONAL BUILDING FOOTPRINT & NEW BREEZWAY	771 SQ. FT.
TOTAL BUILDINGS FOOTPRINT:	5486 SQ.FT.< 45%
SETBACKS:	
FRONT	25.00' 35.0 (existing)
REAR	10.00' 10.0' (Proposed)
COLUMBUS BLVD SIDE STREET	15.0' 15.0' (Proposed)
INTERIOR SIDE STREET	5.00' 5.5' (existing)

MAIN BUILDING:	
BUILDING FOOTPRINT:	4220 s.f.
COVERED TERRACE:	495 s.f.
TOTAL FLOOR AREA:	4715 s.f.
NEW AUXILIARY BUILDING:	
BUILDING FOOTPRINT:	701 s.f.
COVERED BREEZWAY:	70 S.F.
INCLUDES COVRD STAIRS:	85 S.F.
TOTAL FOOT PRINT:	771 s.f.
MAIN RES. FOOTPRINT:	
NEW FOOTPRINT:	771 s.f.
(INCLUDES BREEZWAY)	
TOTAL FOOT PRINT:	5486 s.f.



SIGN / SEAL:

ARCHITECT:
LUIS E. URIARTE
Florida Architect License # AR 94107
18100 ATLANTIC BOULEVARD
PH. 786 290 9807 Email: invusa@live.com

Code in Effect: F.B.C. 2020 7th EDITION

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STRUCTURAL CONSULTANTS, INSPECTIONS, INVESTIGATIONS
Victor Hernandez - P.E. # 72387 C.A. 29634
11423 Sec. Grass Cr. Boca Raton, FL 33498
Tel: 954-247-1389 Cell: 754-422-8796

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RAD ARCHITECTURAL DESIGN

2025 NW 126 AVE. UNIT 106
SUNRISE, FLORIDA 33323
TEL: 305.773.1311
RADINC2002@GMAIL.COM

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REVISIONS	
X-XX-XXXX	XXXXXXXX
12/26/20	ARB-REVISIONS

ITEM	DATE	DESCRIPTION

PROJECT

CLEMENTI RESIDENCE
CORAL GABLES

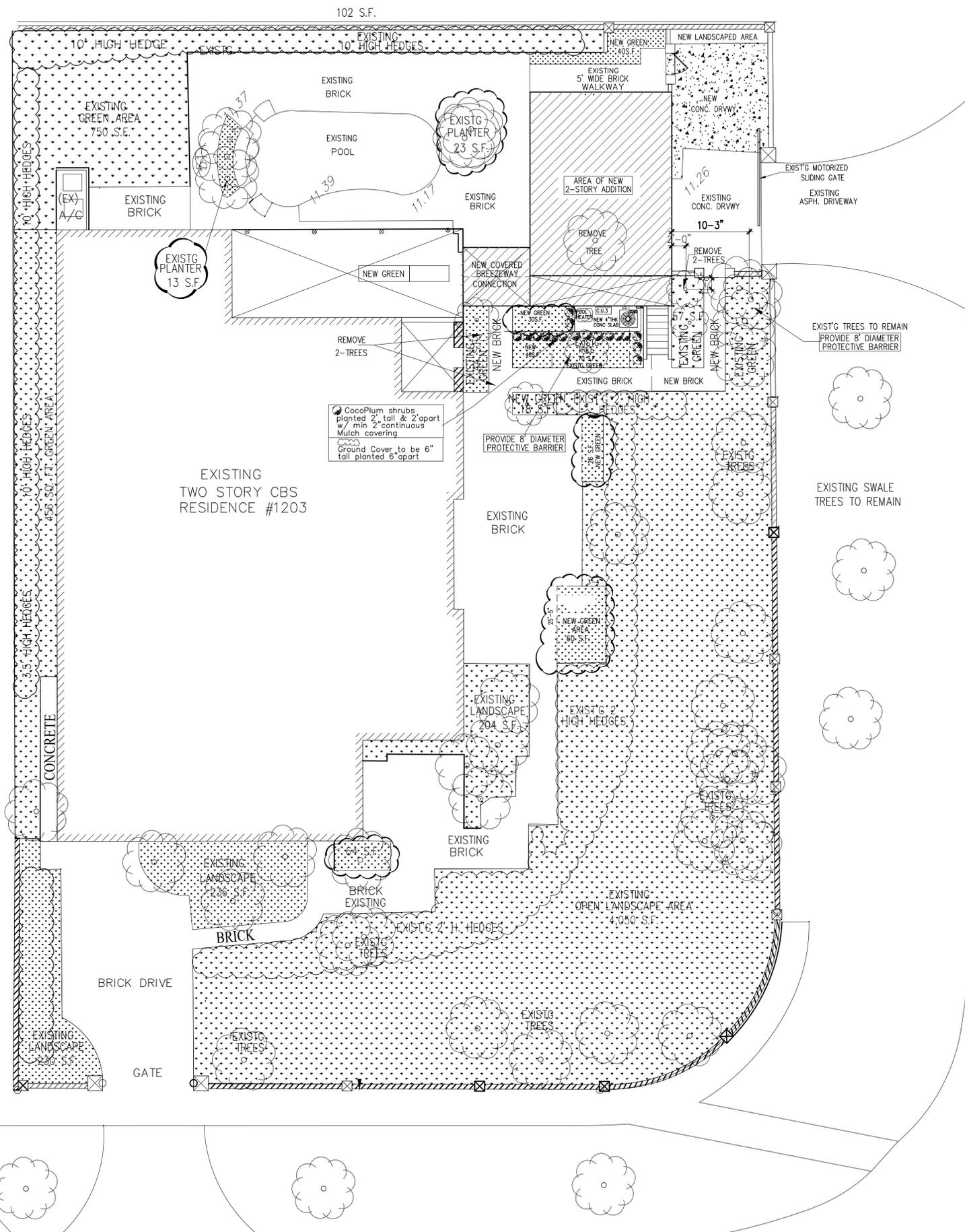
LOCATION

1203 NORTH GREENWAY DRIVE
CORAL GABLES, FLORIDA 33134

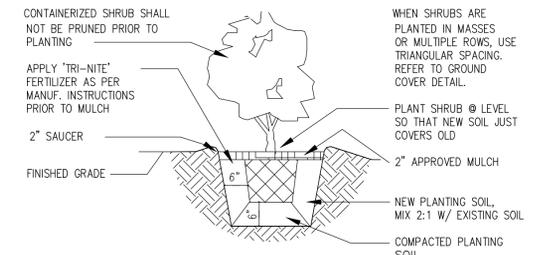
TITLE

SITE PLAN WITH AREA CALCULATIONS

SCALE: AS NOTED
DRAWN: M.D.
CHECK:
DATE: 10-20-20
PROJECT NO.:
DRAWING NUMBER
ST-1A

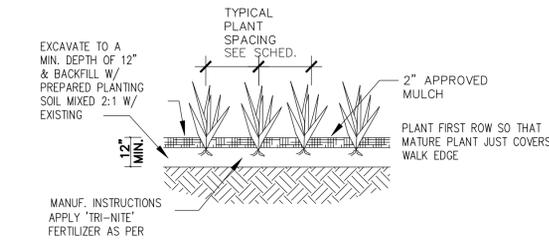


SHRUBS		NAME	MAX. HEIGHT	NATIVE SPECIES	QUANTITIES	PROPOSED
SCIENTIFIC	COMMON			YES/NO		
	HIBISCUS ROSA-SINENSIS	HIBISCUS	24"-30"	N	20	●
	CHRYSOBALANUS ICACAO "RED TIP"	RED-TIPPED COCOPLUM	24"-30"	Y	15	●
	ST. AUGUSTINE FLORATAM SOD					



shrub planting detail 1

n.t.s.



ground cover planting detail 2

n.t.s.

NOTE:
 NO NEW TREES TO BE PLANTED
 (5) TREES TO BE REMOVED
 (3) TREES PROTECTED DURING CONSTRUCTION

NOTE:
 SEE SUBMITTED TREE SURVEY FOR LIST OF EXISTING TREE DESIGNATIONS

EXISTING LANDSCAPE AREA: 6102 s.f.
 NEW GREEN AREA: 274 s.f.
 TOTAL OPEN LANDSCAPE: 6376 s.f.

NOTE:
 LANDSCAPE PLAN INFORMATION PRESENTED IS IN ACCORDANCE WITH THE CORAL GABLES ZONING CODE ARTICLE 5, SECTION 5-1105(B).

ARCHITECT:
LUIS E. URIARTE
 Florida Architect License # AR 94107
 18100 ATLANTIC BOULEVARD
 PH. 786 290 9807 Email: invusa@live.com

Code in Effect: F.B.C. 2020 7th EDITION

Exist'g / Proposed Landscape Plan
 SCALE: 3/32" = 1'-0"

HERNANDEZ STRUCTURAL DESIGN INC.
 STRUCTURAL CONSULTANTS, INSPECTIONS, INVESTIGATIONS
 Victor Hernandez - P.E. # 72387 C.A. 29634
 11423 Sec. Gracia Cir, Boca Raton, FL 33488
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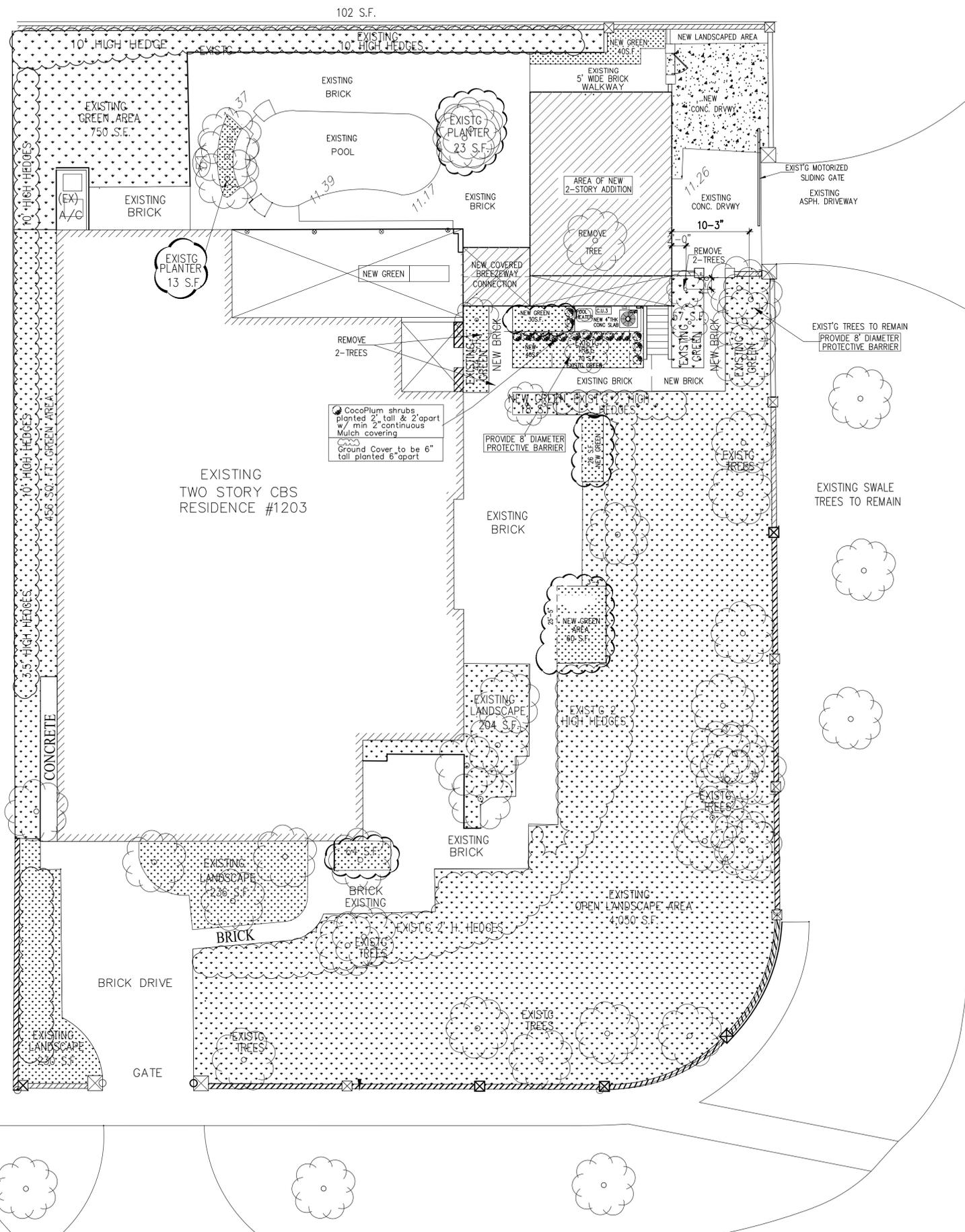
NO.	DATE	DESCRIPTION
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2	12/27/20	ARB-REVISIONS

PROJECT
CLEMENTI RESIDENCE
CORAL GABLES

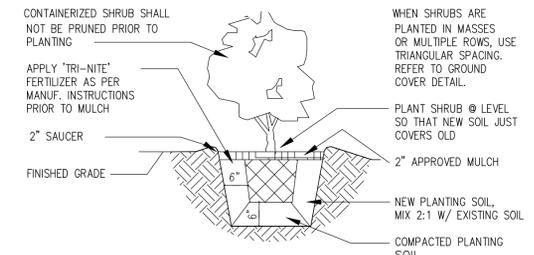
LOCATION
 1203 NORTH GREENWAY DRIVE
 CORAL GABLES, FLORIDA 33134

TITLE
SITE PLAN WITH AREA CALCULATIONS

SCALE: AS NOTED
DRAWN: M.D.
CHECK:
DATE: 10-20-20
PROJECT NO.:
DRAWING NUMBER
LS-1

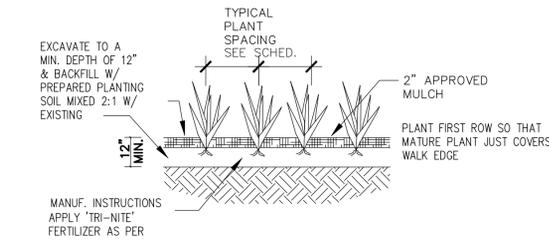


SHRUBS		NAME	MAX. HEIGHT	NATIVE SPECIES	QUANTITIES	PROPOSED
SCIENTIFIC	COMMON			YES/NO		
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	CHRYSOBALANUS ICACAO "RED TIP"	RED-TIPPED COCOPLUM	24"-30"	Y	15	●
	ST. AUGUSTINE FLORATAM SOD					



shrub planting detail 1

n.t.s.



ground cover planting detail 2

n.t.s.

NOTE:
 NO NEW TREES TO BE PLANTED
 (5) TREES TO BE REMOVED
 (3) TREES PROTECTED DURING CONSTRUCTION

NOTE:
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NOTE:
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ARCHITECT:
LUIS E. URIARTE
 Florida Architect License # AR 94107
 18100 ATLANTIC BOULEVARD
 PH. 786 290 9807 Email: invusa@live.com

Code in Effect: F.B.C. 2020 7th EDITION

Exist'g / Proposed Landscape Plan
 SCALE: 3/32" = 1'-0"

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 STRUCTURAL CONSULTANTS, INSPECTIONS, INVESTIGATIONS
 Victor Hernandez - P.E. # 72387 C.A. 29634
 11423 Sec. Gracia Cir, Boca Raton, FL 33488
 Tel: 954-247-1389 Cell: 754-422-8796

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2025 NW 126 AVE. UNIT 106
 SUNRISE, FLORIDA 33323
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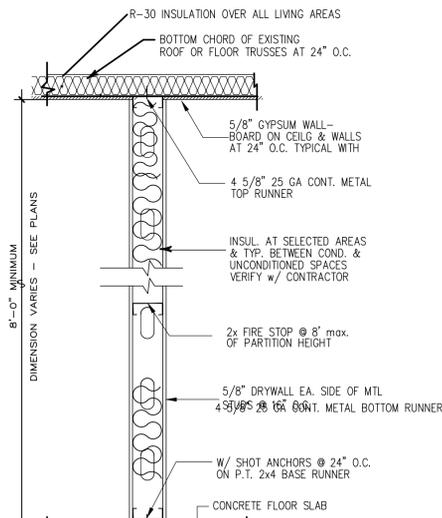
NO.	DATE	DESCRIPTION
1	11-30-2021	XXXXXXXX
2	12/27/20	ARB-REVISIONS

PROJECT
CLEMENTI RESIDENCE
CORAL GABLES

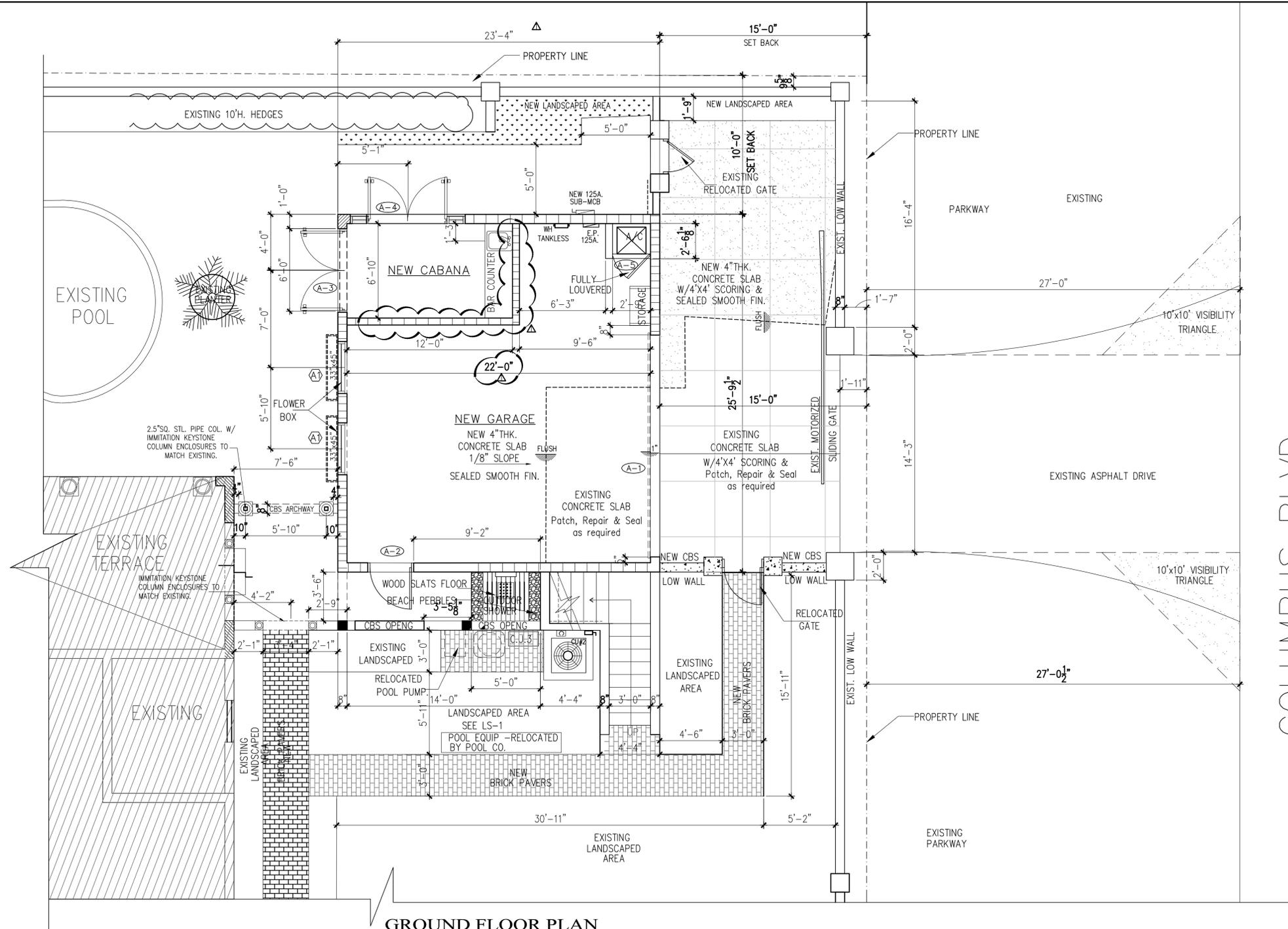
LOCATION
 1203 NORTH GREENWAY DRIVE
 CORAL GABLES, FLORIDA 33134

TITLE
SITE PLAN WITH AREA CALCULATIONS

SCALE: AS NOTED
DRAWN: M.D.
CHECK:
DATE: 10-20-20
PROJECT NO.:
DRAWING NUMBER
LS-1



Type #A
Interior stud Wall
NTS



GROUND FLOOR PLAN

SCALE 1/4"=1'-0"

NOTE:
SEE SHEET A1.1 FOR COMPLETE EXISTING RESIDENCE FLOOR PLAN

DOORS AND WINDOWS TO BE PGT WINGUARD.
IMPACT RESISTANT

DOORS_ FRENCH DOOR FD750 HEAVY DUTY 3 POINT S.S. LOCKING MECHANISM PREPPED EUROPEAN STYLE HARDWARE.
WINDOWS_ CASEMENT CA740 MULTIPPOINT LOCKING SYSTEM, EGRESS HINGE STANDARD TEMPERED GLASS, HEAT STRENGTHENED GLASS, LAMINATED INSULATING GLASS. HI PERFORMANCE LOW-E SOLARBAN 60. BRONZE EXTERIOR, WHITE INTERIOR.

Note: 1st Floor Window Schedule

LOCATION	W.	SIZE H.	GENERAL QUANT.	FRAME	REMARKS	NOA #	ZONE	FUNCTION
(A) GARAGE	33"	45 5/8"	16	METAL	CASEMENT TYPE	11-1114.22	ZONE: 4	FIXED OPERABLE
(A) GARAGE	33"	45 5/8"	16	METAL	CASEMENT TYPE	11-1114.22	ZONE: 4	

GENERAL CONTR. TO VERIFY ALL WINDOW OPENING SIZES PRIOR TO PURCHASE & INSTALLATION

GENERAL LEGEND:

- NEW C.B.S. WALL TO REMAIN
- NEW 5/8" GYP. BD. ON 3 5/8" METAL STUDS @ 16" O.C.

ARCHITECT:
LUIS E. URIARTE
Florida Architect License # AR 94107
18100 ATLANTIC BOULEVARD
PH. 786 290 9807 Email: invusa@live.com

SIGN / SEAL:

Code in Effect: F.B.C. 2020 7th EDITION

HERNANDEZ STRUCTURAL DESIGN INC.
STRUCTURAL CONSULTANTS, INSPECTIONS, INVESTIGATIONS
Victor Hernandez - P.E. # 72387 C.A. 29634
11423 Sea Grass Cir. Boca Raton, FL
561-996-247-1389 Cell:
754-422-8796

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rad architectural design

2925 NW 126 AVE. UNIT 106
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TEL: 305.73.1311
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REVISIONS

NO.	DATE	DESCRIPTION
1	11-10-2020	XXXXXXXXXX
2	12/21/20	ARB- REVISIONS

ITEM DATE DESCRIPTION

PROJECT
CLEMENTI RESIDENCE
CORAL GABLES

LOCATION
1203 NORTH GREENWAY DRIVE
CORAL GABLES, FLORIDA 33134

TITLE
FIRST FLOOR
GARAGE-CABANA

SCALE: AS NOTED

DRAWN: M.T.

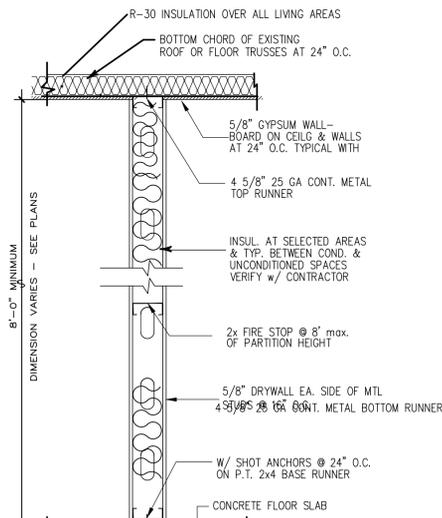
CHECK:

DATE: 10-23-20

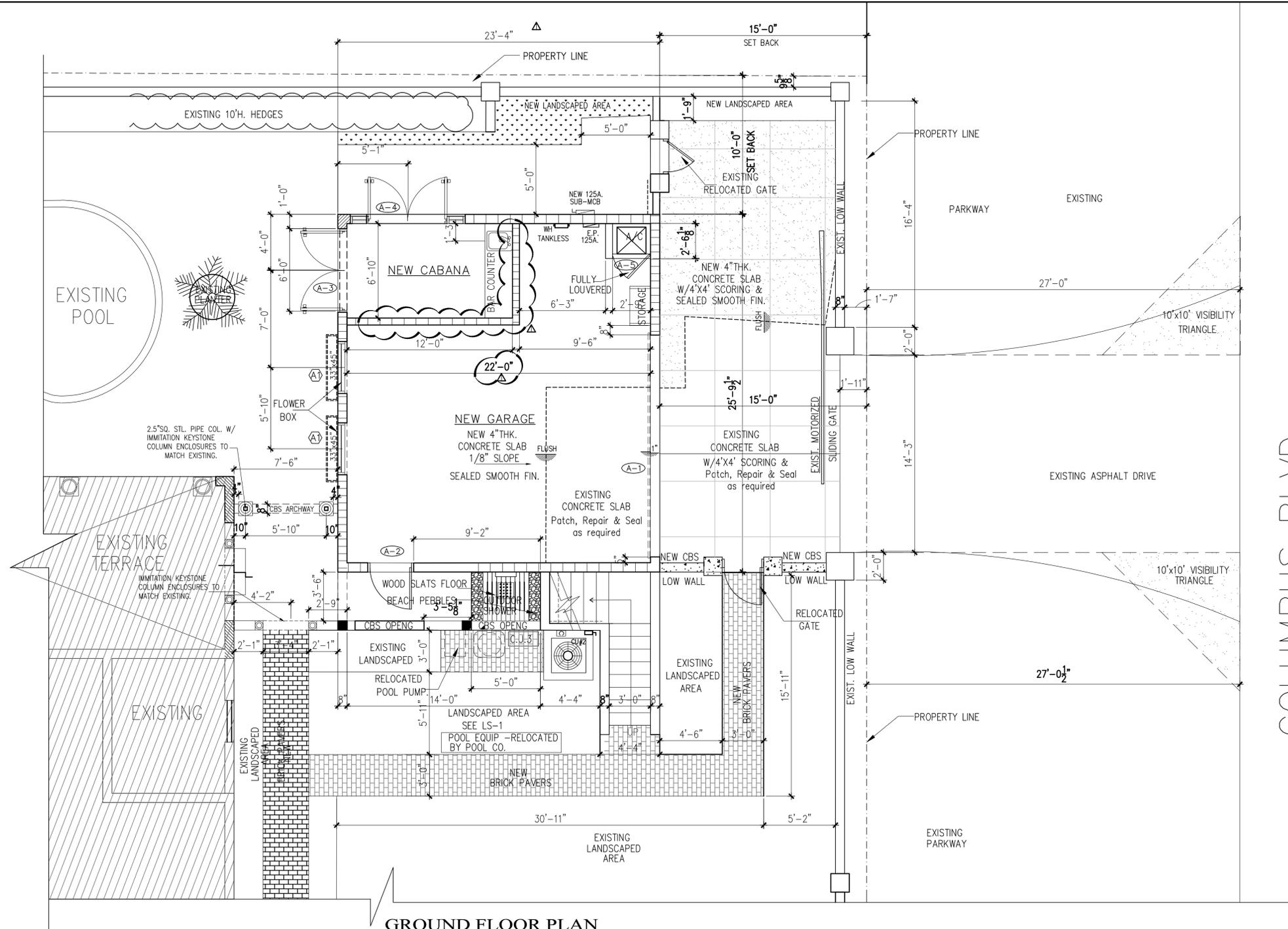
PROJECT NO.:

DRAWING NUMBER
A-1

COLUMBUS BLVD.



Type #A
Interior stud Wall
NTS



GROUND FLOOR PLAN

SCALE 1/4"=1'-0"

NOTE:
SEE SHEET A1.1 FOR COMPLETE EXISTING RESIDENCE FLOOR PLAN

DOORS AND WINDOWS TO BE PGT WINGUARD.
IMPACT RESISTANT

DOORS_ FRENCH DOOR FD750 HEAVY DUTY 3 POINT S.S. LOCKING MECHANISM PREPPED EUROPEAN STYLE HARDWARE.
WINDOWS_ CASEMENT CA740 MULTIPPOINT LOCKING SYSTEM, EGRESS HINGE STANDARD TEMPERED GLASS, HEAT STRENGTHENED GLASS, LAMINATED INSULATING GLASS. HI PERFORMANCE LOW-E SOLARBAN 60. BRONZE EXTERIOR, WHITE INTERIOR.

Note: 1st Floor Window Schedule

LOCATION	W.	SIZE H.	GENERAL QUANT.	FRAME	REMARKS	NOA #	ZONE	FUNCTION
(A) GARAGE	33"	45 5/8"	16	METAL	CASEMENT TYPE	11-1114.22	ZONE: 4	FIXED OPERABLE
(A) GARAGE	33"	45 5/8"	16	METAL	CASEMENT TYPE	11-1114.22	ZONE: 4	

GENERAL CONTR. TO VERIFY ALL WINDOW OPENING SIZES PRIOR TO PURCHASE & INSTALLATION

GENERAL LEGEND:



ARCHITECT:
LUIS E. URIARTE
Florida Architect License # AR 94107
18100 ATLANTIC BOULEVARD
PH. 786 290 9807 Email: invusa@live.com

SIGN / SEAL:

Code in Effect: F.B.C. 2020 7th EDITION

HERNANDEZ STRUCTURAL DESIGN INC.
STRUCTURAL CONSULTANTS, INSPECTIONS, INVESTIGATIONS
Victor Hernandez - P.E. # 72387 C.A. 29634
11423 Sea Grass Cir. Boca Raton, FL
561-996-2477-1389 Cell
754-422-8796

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rad architectural design

2925 NW 126 AVE. UNIT 106
SUNRISE, FLORIDA 33323
TEL: 305.73.1311
RADINC2002@GMAIL.COM

CONDITIONS:
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REVISIONS

NO.	DATE	DESCRIPTION
1	11-10-2021	XXXXXXXXXX
2	12/21/20	ARB- REVISIONS

ITEM DATE DESCRIPTION

PROJECT
CLEMENTI RESIDENCE
CORAL GABLES

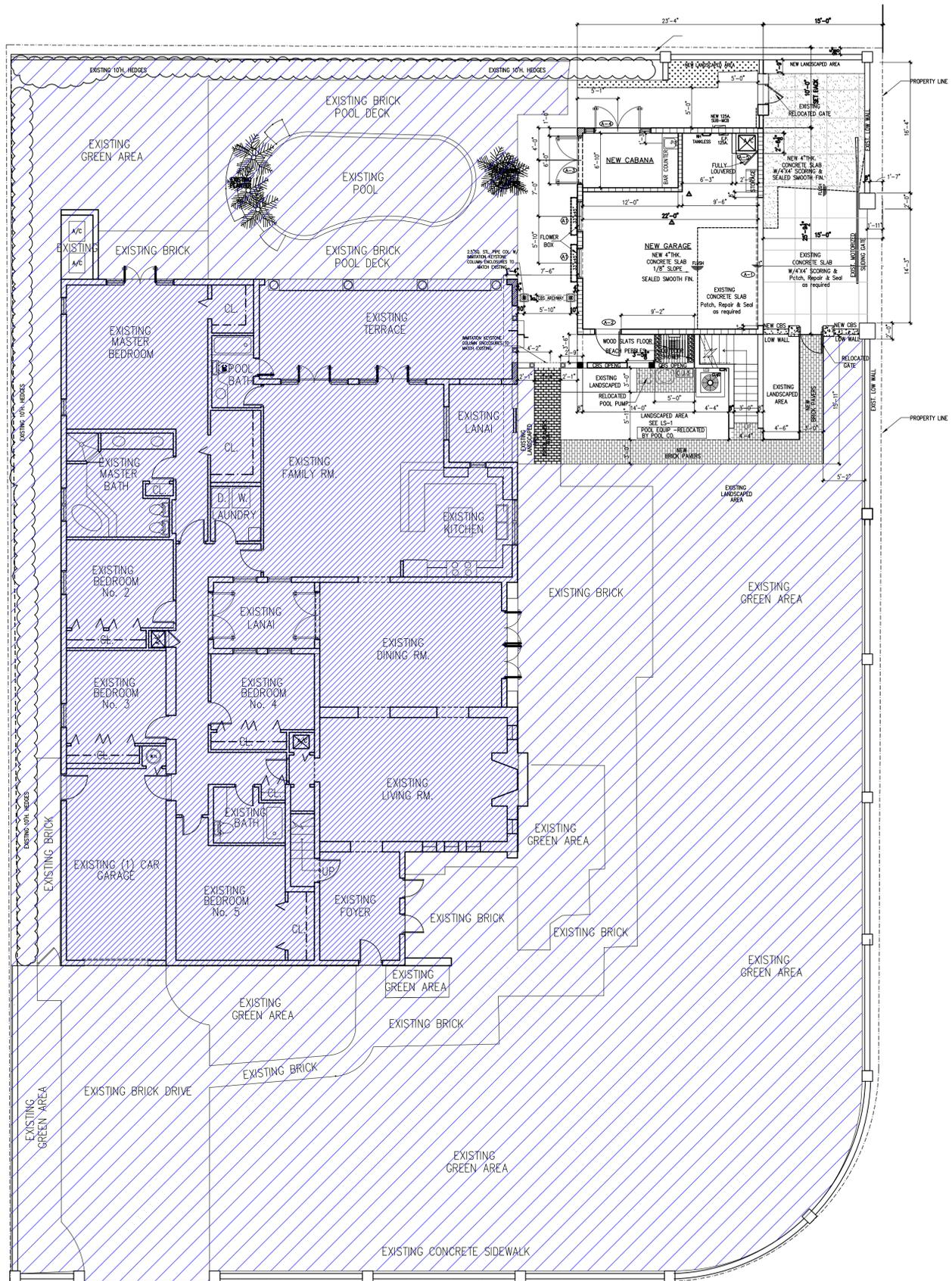
LOCATION
1203 NORTH GREENWAY DRIVE
CORAL GABLES, FLORIDA 33134

TITLE
FIRST FLOOR
GARAGE-CABANA

SCALE: AS NOTED
DRAWN: M.T.

CHECK: DATE: 10-23-20

PROJECT NO.: DRAWING NUMBER
A-1



OVERALL GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

ARCHITECT:
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Florida Architect License # AR 94107
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REVISIONS

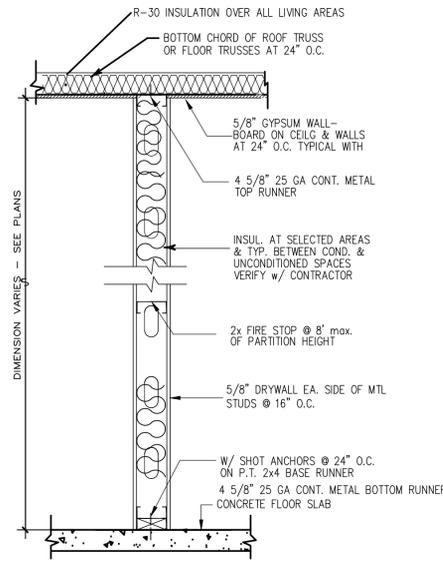
NO.	DATE	DESCRIPTION
1	12/26/20	ARB - REVISIONS

PROJECT
CLEMENTI RESIDENCE
CORAL GABLES

LOCATION
1203 NORTH GREENWAY DRIVE
CORAL GABLES, FLORIDA 33134

TITLE
FIRST FLOOR GARAGE-CABANA

SCALE: AS NOTED
DRAWN: M.T.
CHECK:
DATE: 10-23-20
PROJECT NO.:
DRAWING NUMBER
A-1.1

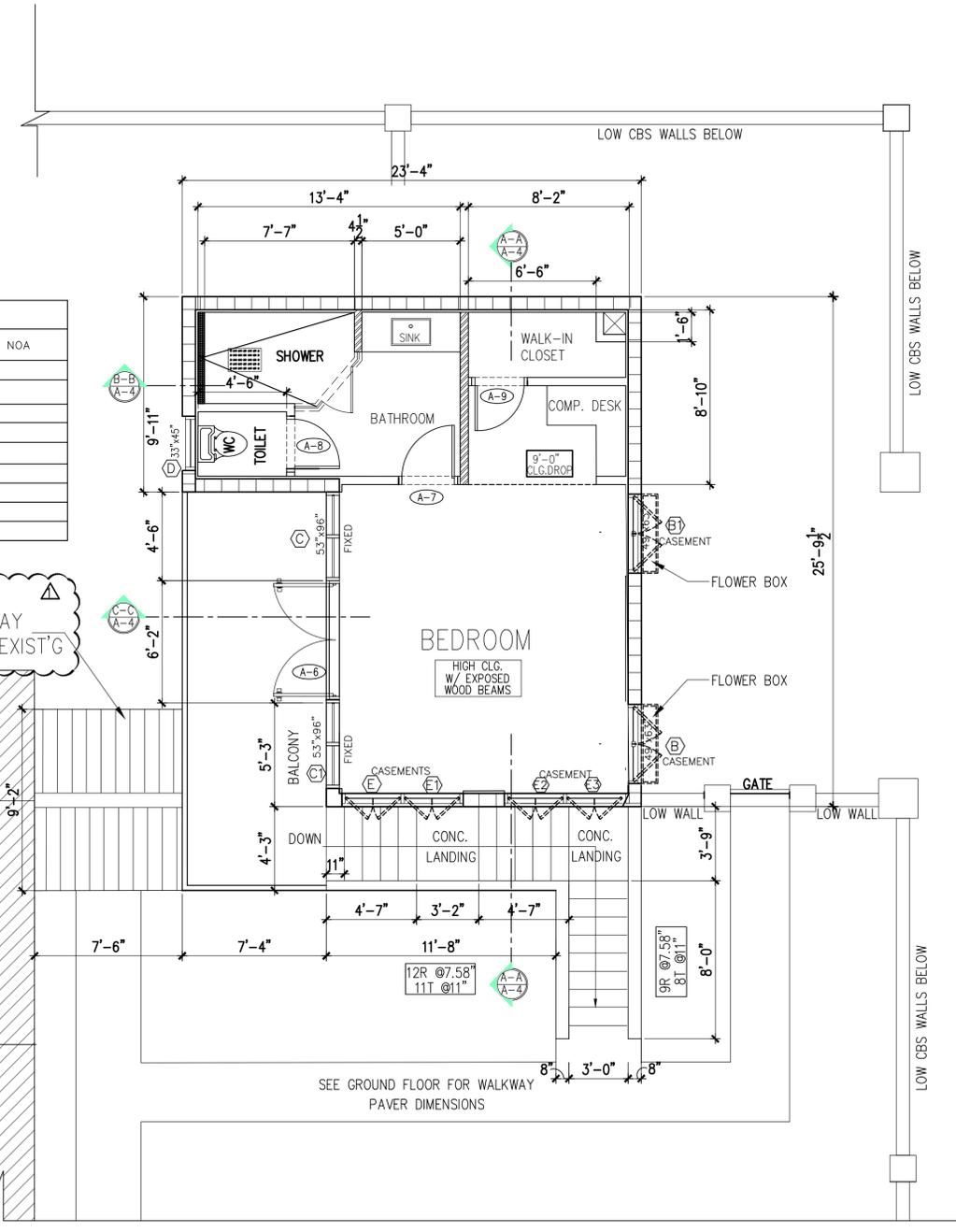
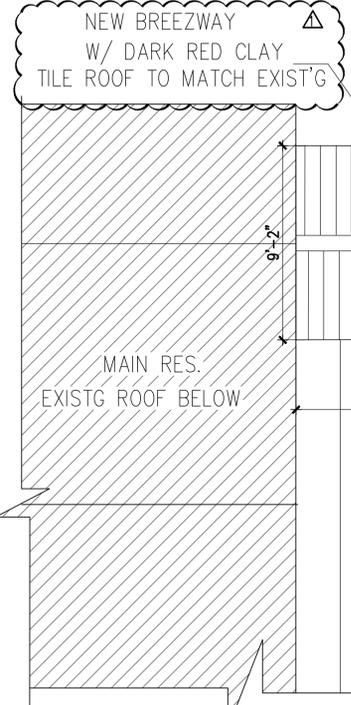


Type #A
Interior stud Wall
 NTS

Type #B
Bath room wet walls: Type #B
 1/2" DUROCK WALL ON 3 5/8" METAL STUDS @ 16" O.C.
 W/ CERAMIC TILE TO 7'-0" AFF. MINIMUM

Lower & upper Level: Door Schedule							
LOCATION	SIZE		DOOR	QUANTITY	FRAME	TYPE/ REMARKS	NOA
	W.	H.					
A-1	16'-0"	108"	1 3/8" METAL	1	METAL		
A-2	36"	96"	1 3/8" ALUM.	1	METAL	METAL CLAD/ SELF CLOSING 3/4" HR. RATED	
A-3	2-36"	96"	1 3/8" ALUM.	1 SET	METAL	FRENCH DOORS. GLASS/METAL	
A-4	2-36"	96"	1 3/8" ALUM.	1 SET	METAL	FRENCH DOORS. GLASS/METAL	
A-5	30"	80"	1 3/8" WOOD	1	WOOD	FULLY LOUVERED	
A-6	2-36"	96"	1 3/4" WOOD	1 SET	METAL	FRENCH DOORS. GLASS/METAL	
A-7	32"	80"	1 3/4" WOOD	1	WOOD		
A-8	30"	80"	1 3/4" WOOD	1	WOOD		
A-9	32"	80"	1 3/4" WOOD	1	WOOD		

NOTE:
 SEE SHEET A2.1 FOR UPPER LEVEL EXISTING RESIDENCE FLOOR PLAN



UPPER LEVEL FLOOR PLAN
 SCALE 1/4"=1'-0"

DOORS AND WINDOWS TO BE PGT WINGUARD ALUMINUM.
 IMPACT RESISTANT

DOORS_ FRENCH DOOR FD750 HEAVY DUTY 3 POINT S.S. LOCKING MECHANISM PREPPED EUROPEAN STYLE HARDWARE.
 WINDOWS_ CASEMENT CA740 MULTIPOINT LOCKING SYSTEM, EGRESS HINGE STANDARD TEMPERED GLASS, HEAT STRENGTHENED GLASS, LAMINATED INSULATING GLASS. HI PERFORMANCE LOW-E SOLARBAN 60. WHITE EXTERIOR, WHITE INTERIOR.

Note:

2nd Floor Window Schedule									
LOCATION	GENERAL QUANT.	SIZE		FRAME	REMARKS	NOA #	ZONE:	FUNCTION	
		W.	H.					FIXED	OPERABLE
(B)	1	49"	63 5/8"	METAL	CASEMENT TYPE	20-0402.02	ZONE:5		YES
(B)	1	49"	63 5/8"	METAL	CASEMENT TYPE	20-0402.02	ZONE:4		YES
(C)	1	53"	96"	METAL	CAT.II SAFETY GLASS	20-0402.02	ZONE:5	YES	
(C)	1	53"	96"	METAL	CAT.II SAFETY GLASS	20-0402.02	ZONE:5	YES	
(D)	1	33"	45"	METAL	SAFETY GLASS	20-0402.02	ZONE:5	YES	
(E)	2	37"	63 5/8"	METAL	SAFETY GLASS	20-0402.02	ZONE:5		YES
(E)	2	37"	63 5/8"	METAL	SAFETY GLASS	20-0402.02	ZONE:4		YES
(E)	2	37"	63 5/8"	METAL	SAFETY GLASS	20-0402.02	ZONE:5		YES
(E)	2	37"	63 5/8"	METAL	SAFETY GLASS	20-0402.02	ZONE:4		YES

GENERAL CONTR. TO VERIFY ALL WINDOW OPENING SIZES PRIOR TO PURCHASE & INSTALLATION

DOORS NOTE:
 EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE CLOSET
 EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED

Type #B
Bath room wet walls: Type #B
 1/2" DUROCK WALL ON 3 5/8" METAL STUDS @ 16" O.C.
 W/ CERAMIC TILE TO 6'-0" AFF. MINIMUM

GENERAL LEGEND:

NEW C.B.S. WALL TO REMAIN

NEW 5/8" GYP. BD. ON 3 5/8" METAL STUDS @ 16" O.C.

ARCHITECT:
 LUIS E. URIARTE
 Florida Architect License # AR 94107
 18100 ATLANTIC BOULEVARD
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 STRUCTURAL CONSULTANTS, INSPECTIONS, INVESTIGATIONS
 Victor Hernandez - P.E. # 72387 C.A. 28654
 11423 Sea Grass Cir. Boca Raton, FL 33498
 Tel: 954-247-1389 Cell: 754-422-8796

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REVISIONS

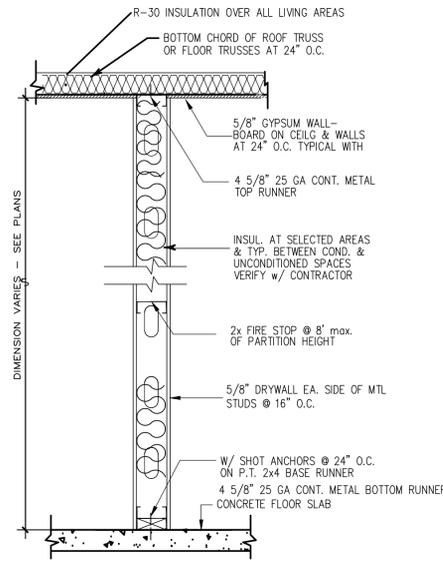
NO.	DATE	DESCRIPTION
1	12/21/20	ARB- REVISIONS
2	03/16/21	ARB- REVISIONS

PROJECT
CLEMENTI RESIDENCE
CORAL GABLES

LOCATION
 1203 NORTH GREENWAY DRIVE
 CORAL GABLES, FLORIDA 33134

TITLE
SECOND FLOOR
PROPOSED PLAN

SCALE: AS NOTED
 DRAWN: M.D.
 CHECK:
 DATE: 10-23-20
 PROJECT NO.:
 DRAWING NUMBER
A-2

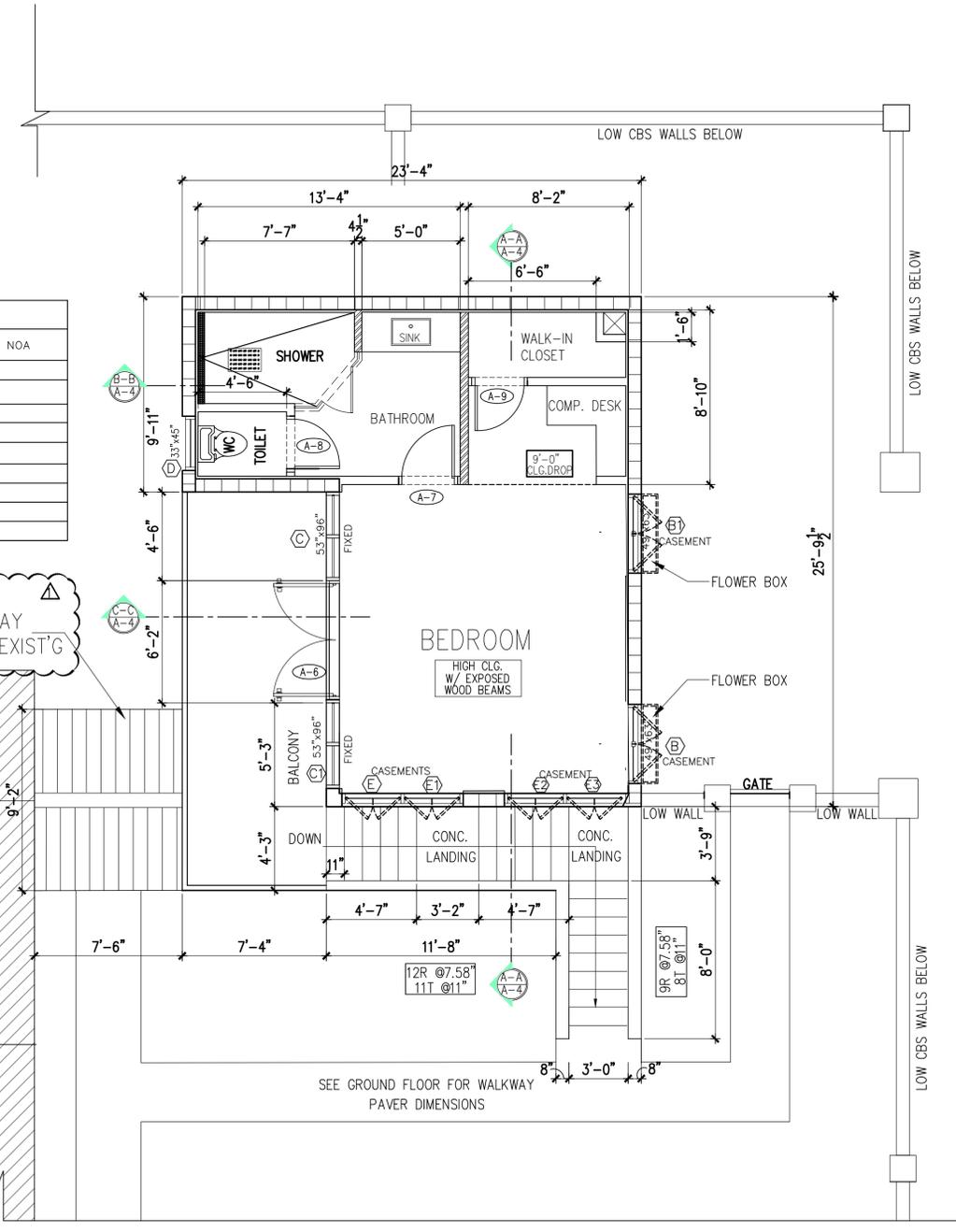
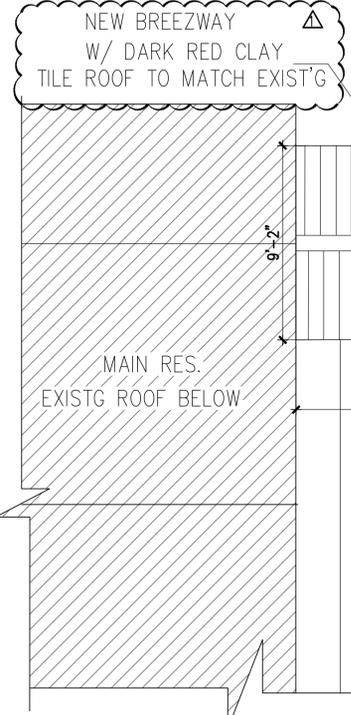


Type #A
Interior stud Wall
 NTS

Type #B
Bath room wet walls: Type #B
 1/2" DUROCK WALL ON 3 5/8" METAL STUDS @ 16" O.C.
 W/ CERAMIC TILE TO 7'-0" AFF. MINIMUM

Lower & upper Level: Door Schedule							
LOCATION	SIZE		DOOR	QUANTITY	FRAME	TYPE/ REMARKS	NOA
	W.	H.					
A-1	16'-0"	108"	1 3/8"	METAL	1	METAL	
A-2	36"	96"	1 3/8"	ALUM.	1	METAL	METAL CLAD/ SELF CLOSING 3/4" HR. RATED
A-3	2-36"	96"	1 3/8"	ALUM.	1 SET	METAL	FRENCH DOORS. GLASS/METAL
A-4	2-36"	96"	1 3/8"	ALUM.	1 SET	METAL	FRENCH DOORS. GLASS/METAL
A-5	30"	80"	1 3/8"	WOOD	1	WOOD	FULLY LOUVERED
A-6	2-36"	96"	1 3/4"	WOOD	1 SET	METAL	FRENCH DOORS. GLASS/METAL
A-7	32"	80"	1 3/4"	WOOD	1	WOOD	
A-8	30"	80"	1 3/4"	WOOD	1	WOOD	
A-9	32"	80"	1 3/4"	WOOD	1	WOOD	

NOTE:
 SEE SHEET A2.1 FOR UPPER LEVEL EXISTING RESIDENCE FLOOR PLAN



UPPER LEVEL FLOOR PLAN
 SCALE 1/4"=1'-0"

DOORS AND WINDOWS TO BE PGT WINGUARD ALUMINUM.
 IMPACT RESISTANT

DOORS_ FRENCH DOOR FD750 HEAVY DUTY 3 POINT S.S. LOCKING MECHANISM PREPPED EUROPEAN STYLE HARDWARE.
 WINDOWS_ CASEMENT CA740 MULTIPOINT LOCKING SYSTEM, EGRESS HINGE STANDARD TEMPERED GLASS, HEAT STRENGTHENED GLASS, LAMINATED INSULATING GLASS. HI PERFORMANCE LOW-E SOLARBAN 60. WHITE EXTERIOR, WHITE INTERIOR.

Note: 2nd Floor Window Schedule

LOCATION	W.	H.	GENERAL QUANT.	FRAME	REMARKS	NOA #	ZONE:	FUNCTION	
								FIXED	OPERABLE
(B) BEDROOM	49"	63 5/8"	1	METAL	CASEMENT TYPE	20-0402.02	ZONE:5		YES
(B) BEDROOM	49"	63 5/8"	1	METAL	CASEMENT TYPE	20-0402.02	ZONE:4		YES
(C) BEDROOM	53"	96"	1	METAL	CAT.II SAFETY GLASS	20-0402.02	ZONE:5	YES	
(C) BEDROOM	53"	96"	1	METAL	CAT.II SAFETY GLASS	20-0402.02	ZONE:5	YES	
(D) BATHROOM	33"	45"	1	METAL	SAFETY GLASS	20-0402.02	ZONE:5	YES	
(E) BEDROOM	37"	63 5/8"	2	METAL	SAFETY GLASS	20-0402.02	ZONE:5		YES
(E) BEDROOM	37"	63 5/8"	2	METAL	SAFETY GLASS	20-0402.02	ZONE:4		YES
(E) BEDROOM	37"	63 5/8"	2	METAL	SAFETY GLASS	20-0402.02	ZONE:5		YES
(E) BEDROOM	37"	63 5/8"	2	METAL	SAFETY GLASS	20-0402.02	ZONE:4		YES

GENERAL CONTR. TO VERIFY ALL WINDOW OPENING SIZES PRIOR TO PURCHASE & INSTALLATION

DOORS NOTE:
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Type #B
Bath room wet walls: Type #B
 1/2" DUROCK WALL ON 3 5/8" METAL STUDS @ 16" O.C.
 W/ CERAMIC TILE TO 6'-0" AFF. MINIMUM

GENERAL LEGEND:

NEW C.B.S. WALL TO REMAIN

NEW 5/8" GYP. BD. ON 3 5/8" METAL STUDS @ 16" O.C.

ARCHITECT:
 LUIS E. URIARTE
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REVISIONS

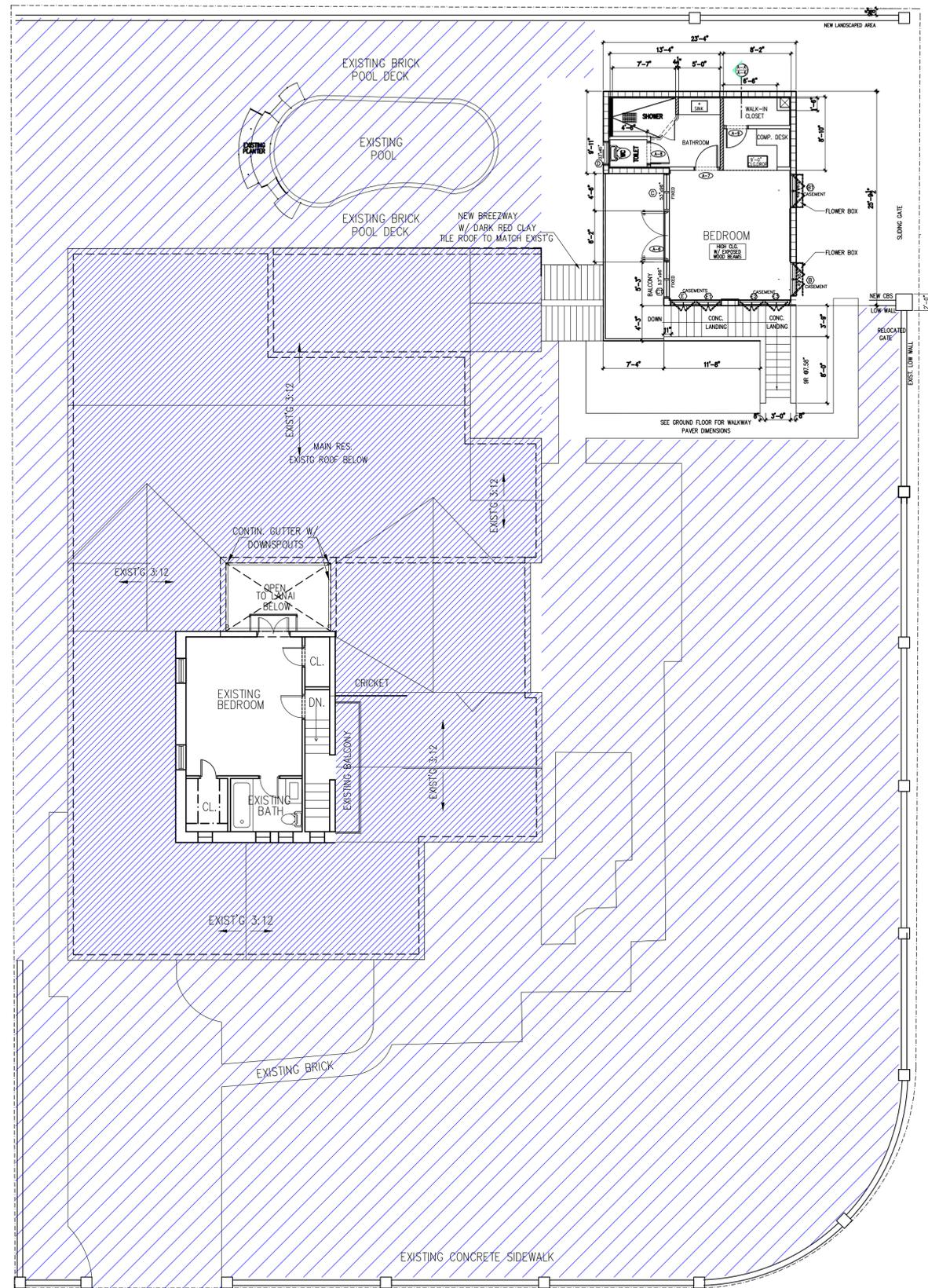
DATE	BY	REVISIONS
12/21/20	ARB	REVISIONS
03/16/21	ARB	REVISIONS

PROJECT
CLEMENTI RESIDENCE
CORAL GABLES

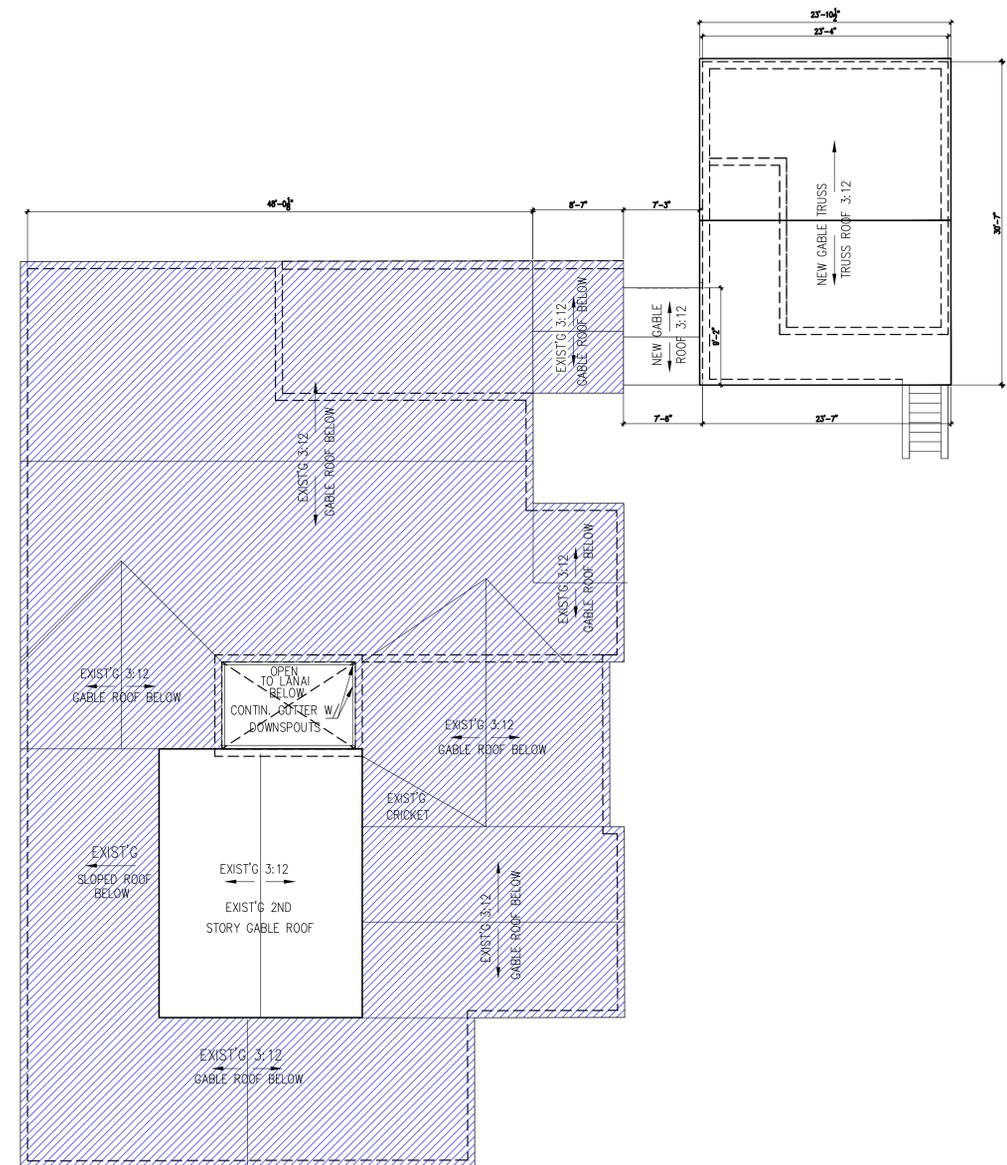
LOCATION
 1203 NORTH GREENWAY DRIVE
 CORAL GABLES, FLORIDA 33134

TITLE
SECOND FLOOR
PROPOSED PLAN

SCALE: AS NOTED
 DRAWN: M.D.
 CHECK:
 DATE: 10-23-20
 PROJECT NO.:
 DRAWING NUMBER
A-2



EXIST'G & NEW UPPER LEVEL FLOOR PLAN
SCALE 1/8"=1'-0"



EXISTING & NEW ROOF PLAN
SCALE 1/8"=1'-0"

GENERAL LEGEND:

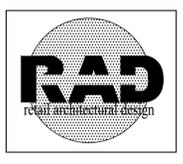
	NEW C.B.S. WALL TO REMAIN
	NEW 5/8" GYP. BD. ON 3 5/8" METAL STUDS @ 16" O.C.

ARCHITECT:
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Florida Architect License # AR 94107
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REVISIONS

1	12/21/20	XXX	XXX
2	03/07/21	NEW SHEET	SUBMITTED

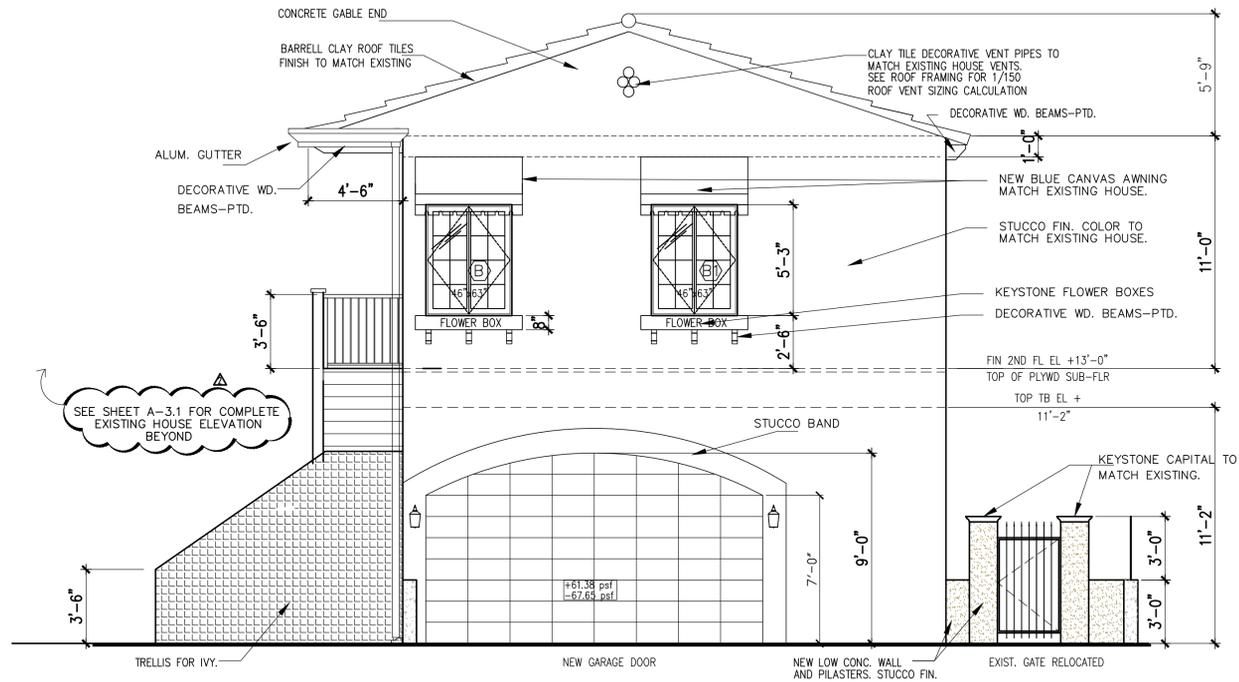
ITEM DATE DESCRIPTION

PROJECT
CLEMENTI RESIDENCE
CORAL GABLES

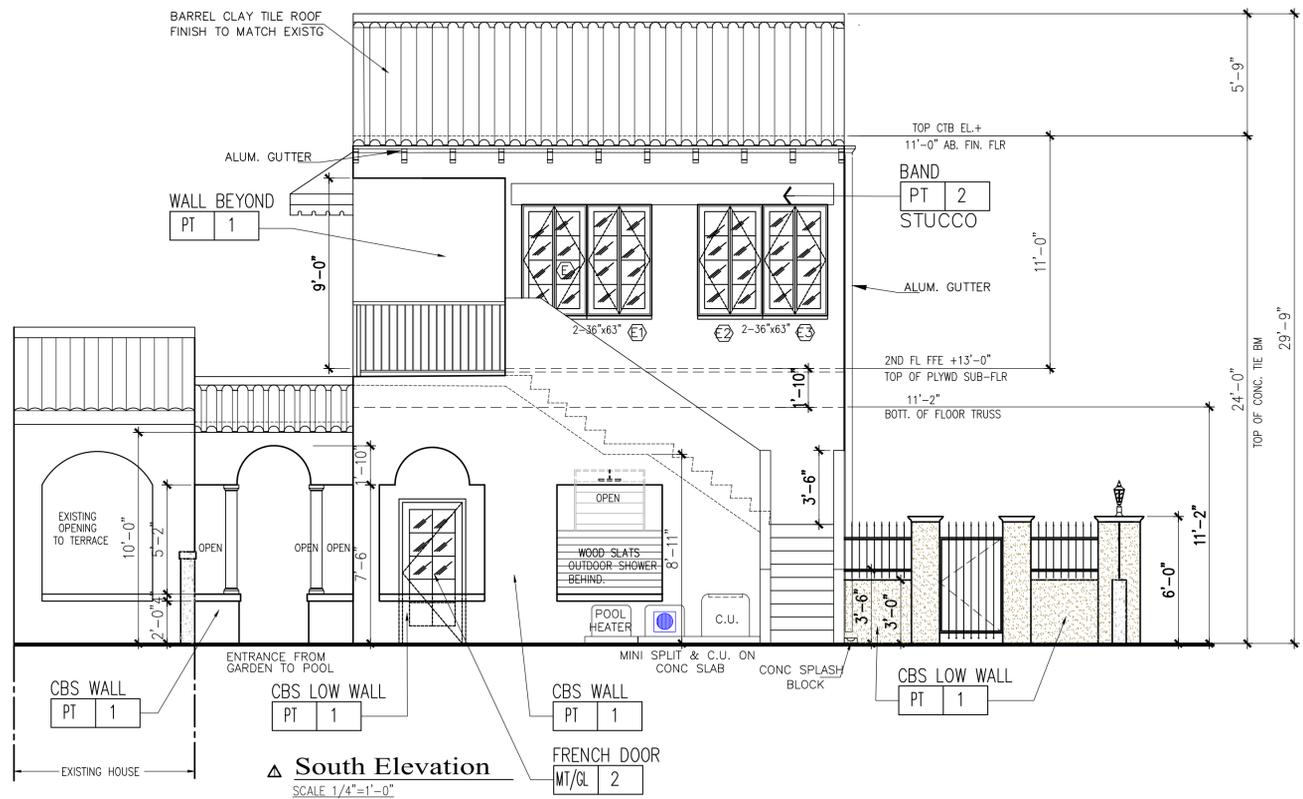
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CORAL GABLES, FLORIDA 33134

TITLE
FIRST FLOOR GARAGE-CABANA

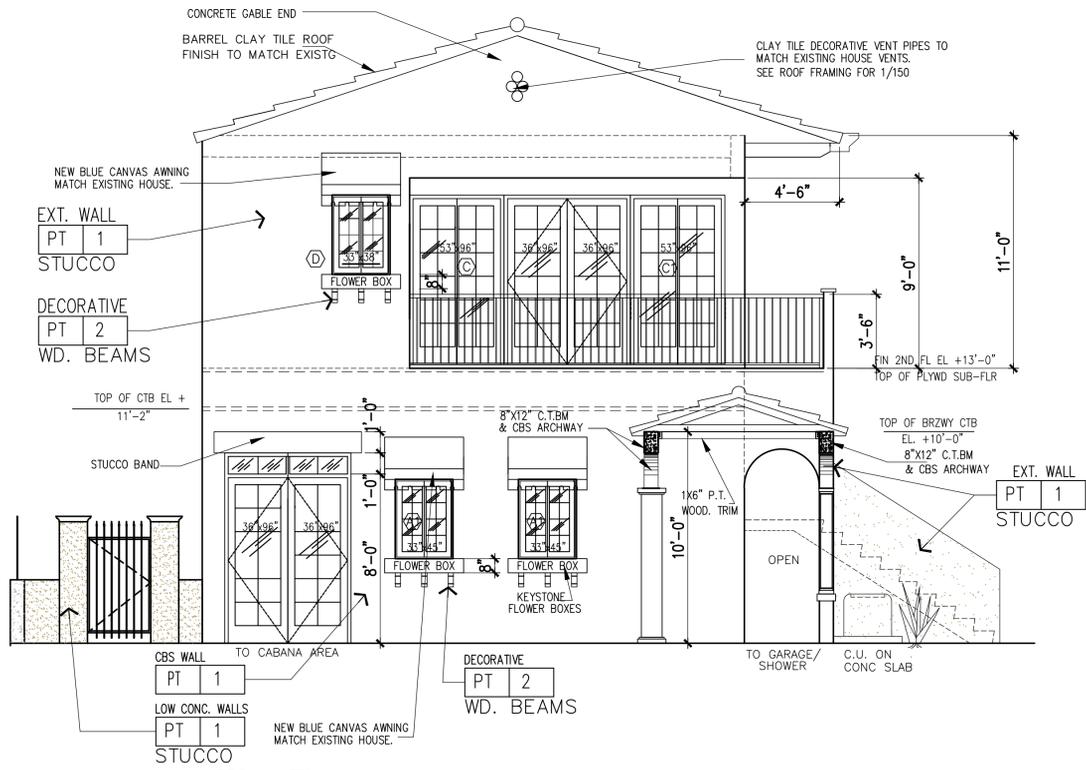
SCALE: AS NOTED
DRAWN: M.T.
CHECK:
DATE: 10-23-20
PROJECT NO.:
DRAWING NUMBER
A-2.1



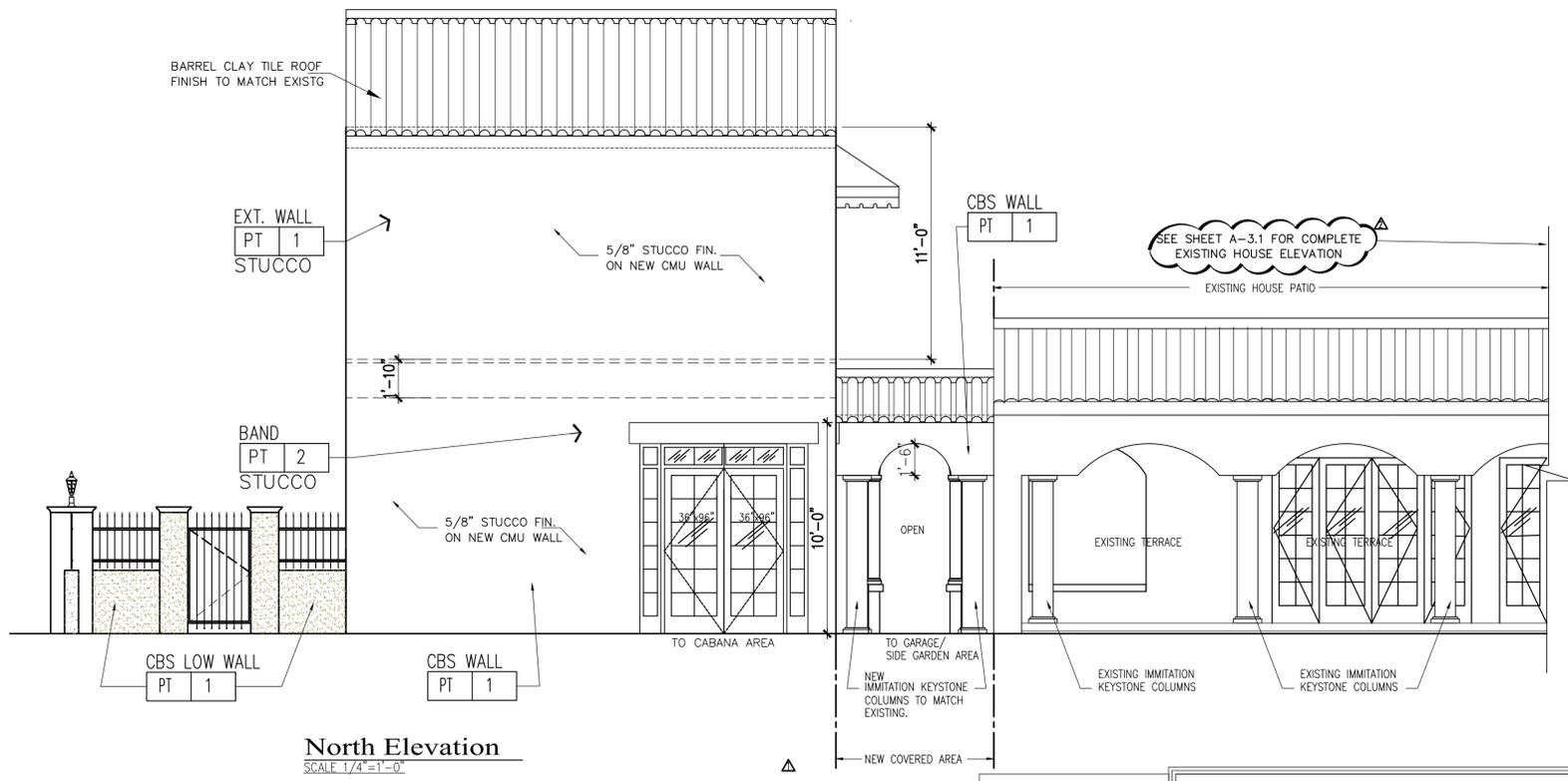
East Elevation
SCALE 1/4"=1'-0"



South Elevation
SCALE 1/4"=1'-0"



West Elevation
SCALE 1/4"=1'-0"



North Elevation
SCALE 1/4"=1'-0"

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REVISIONS

12/27/20	ARB - REVISIONS
03/16/21	ARB - REVISIONS

ITEM DATE DESCRIPTION

PROJECT
CLEMENTI RESIDENCE
CORAL GABLES

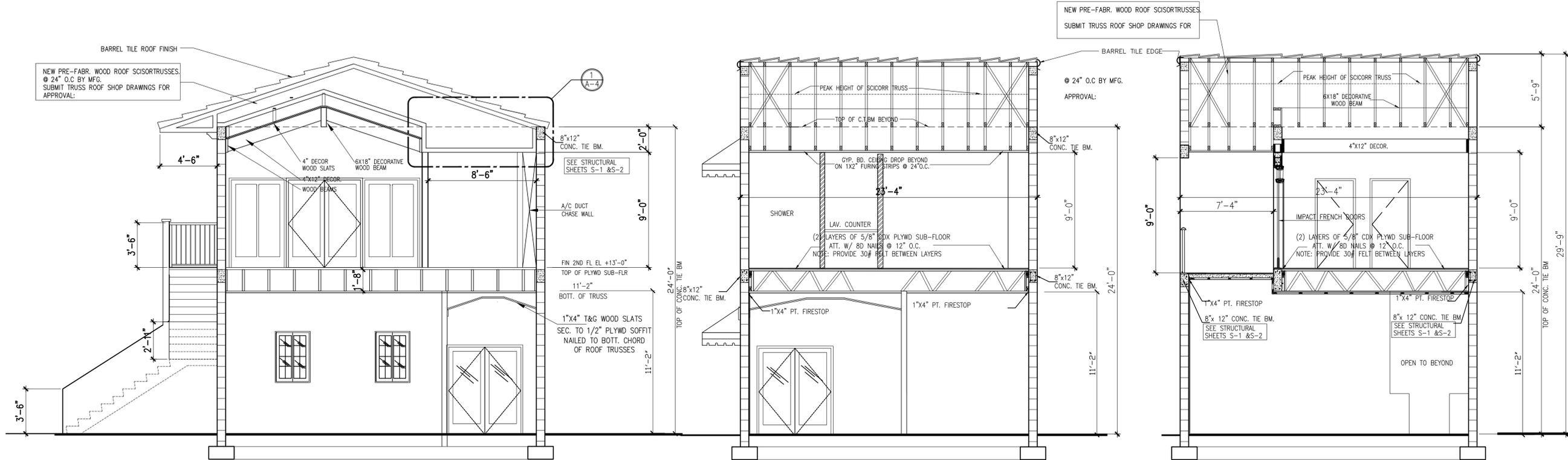
LOCATION
1203 NORTH GREENWAY DRIVE
CORAL GABLES, FLORIDA 33134

TITLE
PROPOSED BUILDING ELEVATIONS

SCALE: AS NOTED
DRAWN: M.D.

CHECK:
DATE: 12-17-20
PROJECT NO.:

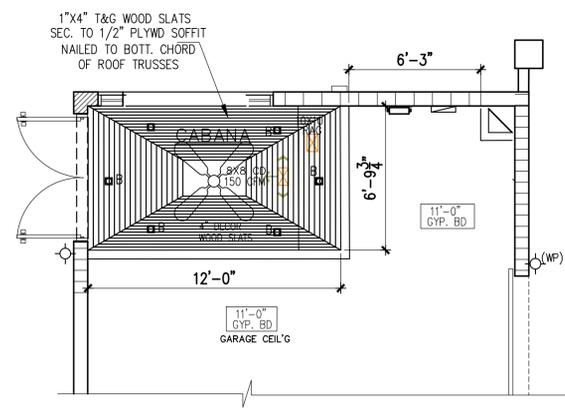
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A-3



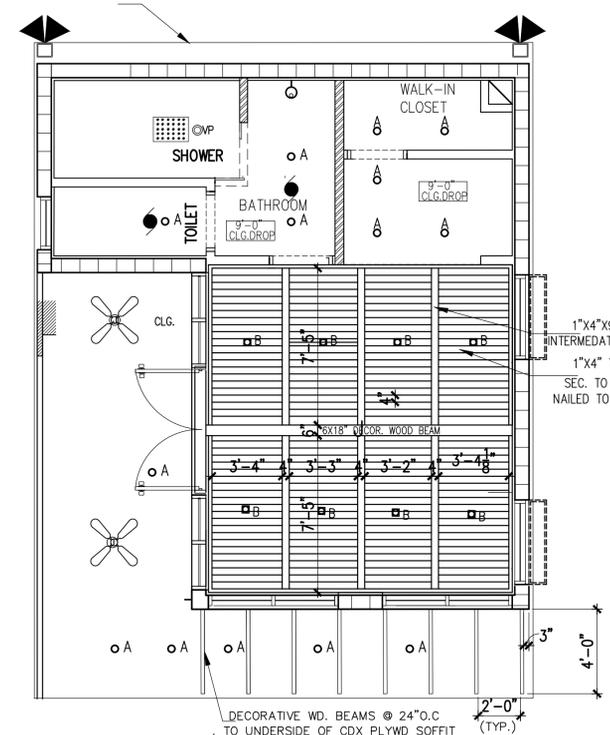
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SCALE 1/4"=1'-0"

CROSS SECTION B-B
SCALE 1/4"=1'-0"

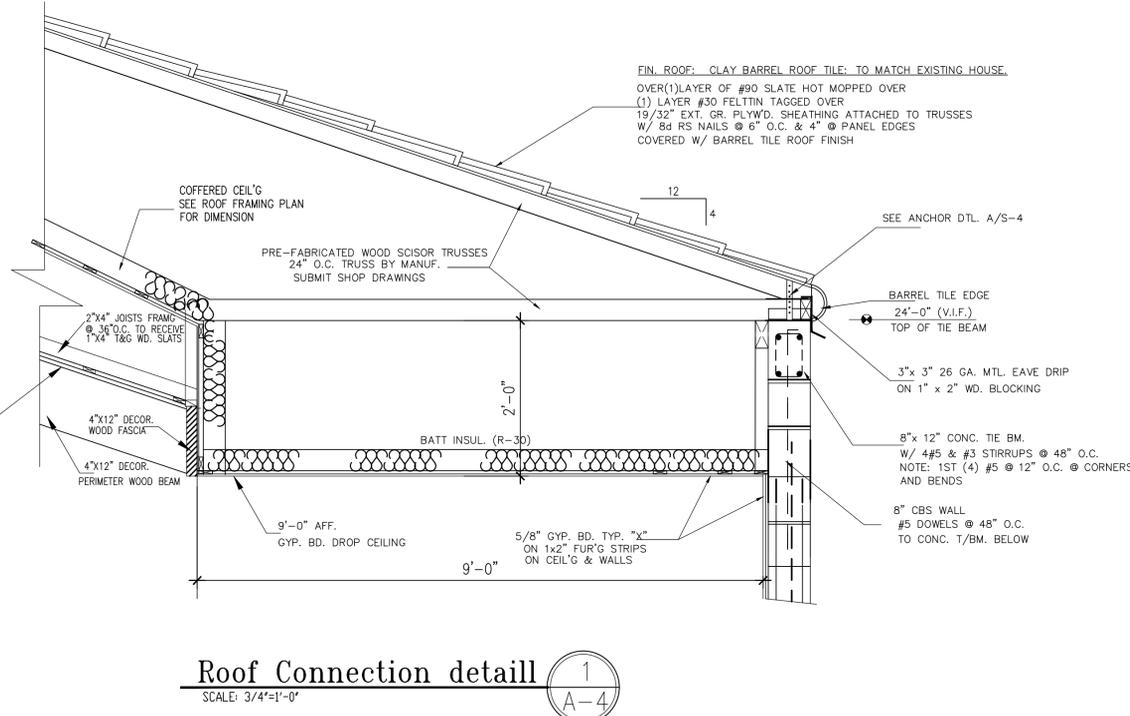
CROSS SECTION C-C
SCALE 1/4"=1'-0"



CABANA DECOR CEILING
SCALE 1/4"=1'-0"



CABANA DECOR CEILING
SCALE 1/4"=1'-0"



Roof Connection detail
SCALE: 3/4"=1'-0"

ARCHITECT:
LUIS E. URIARTE
Florida Architect License # AR 94107
18100 ATLANTIC BOULEVARD
PH. 786 290 9807 Email: invusa@live.com

Code in Effect: F.B.C. 2020 7th EDITION

HERNANDEZ STRUCTURAL DESIGN INC.
STRUCTURAL CONSULTANTS, INSPECTIONS, INVESTIGATIONS
Victor Hernandez - P.E. # 72387 C.A. 28654
11423 Sea Grass Cir. Boca Raton, FL 33498
Tel: 954-247-1389 Cell: 754-422-8796

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2925 NW 126 AVE. UNIT 106
SUNRISE, FLORIDA 33323
TEL: 305.73.1311
RADINC2002@GMAIL.COM

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REVISIONS

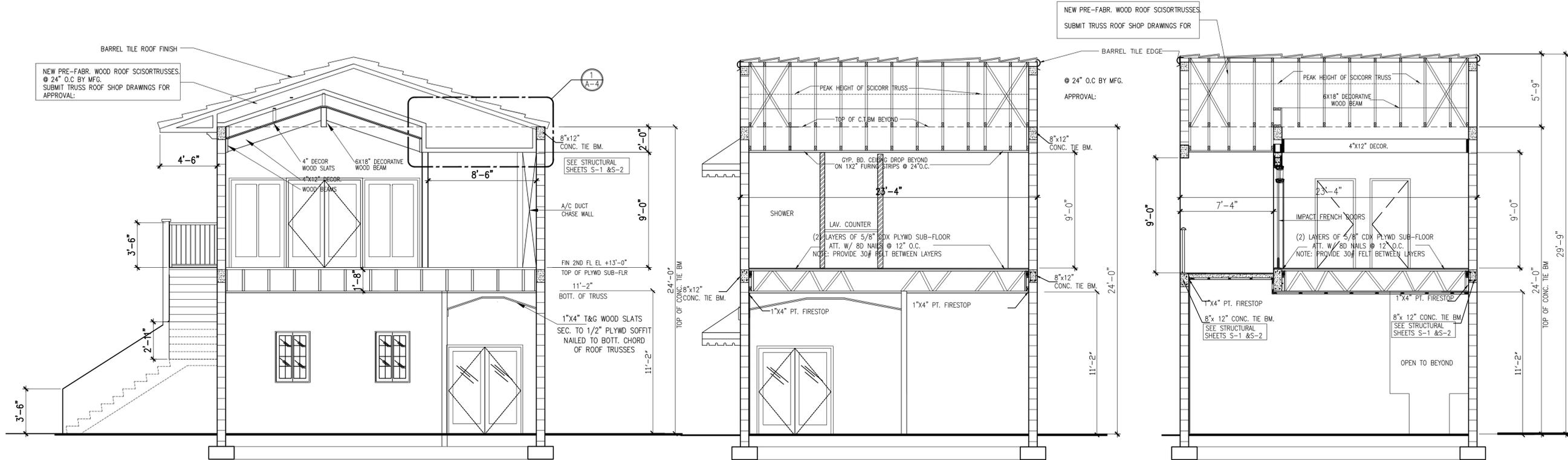
NO.	DATE	DESCRIPTION
1	10-20-20	XXXXXXXX

PROJECT
CLEMENTI RESIDENCE
CORAL GABLES

LOCATION
1203 NORTH GREENWAY DRIVE
CORAL GABLES, FLORIDA 33134

TITLE
PROPOSED BUILDING
CROSS SECTIONS / DETAILS

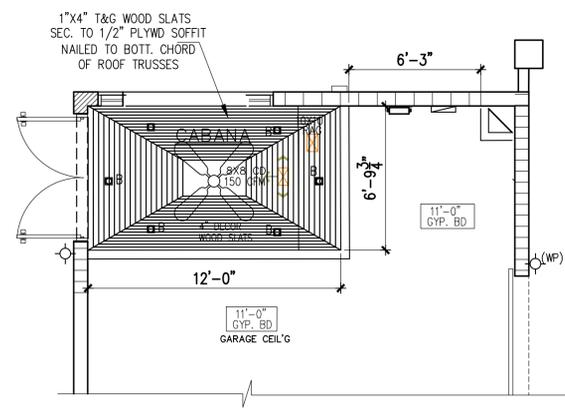
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DRAWN: M.D.
CHECK:
DATE: 10-23-20
PROJECT NO.:
DRAWING NUMBER
A-4



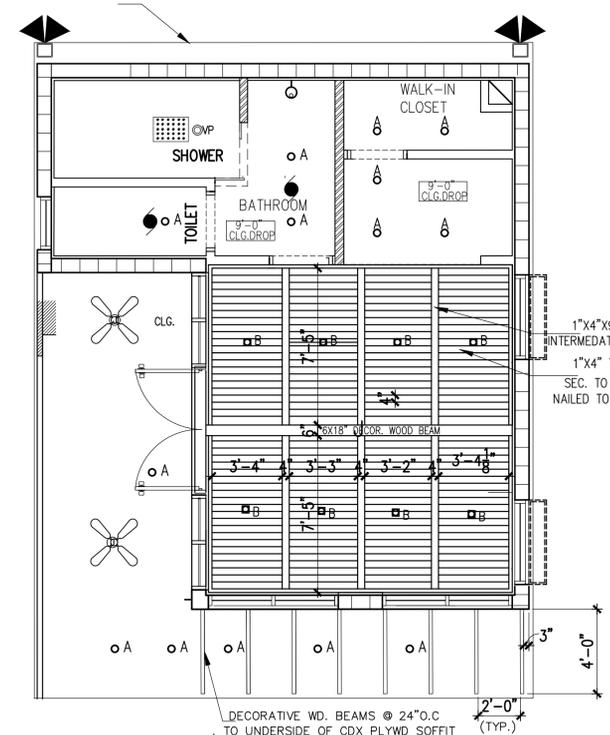
CROSS SECTION A-A
SCALE 1/4"=1'-0"

CROSS SECTION B-B
SCALE 1/4"=1'-0"

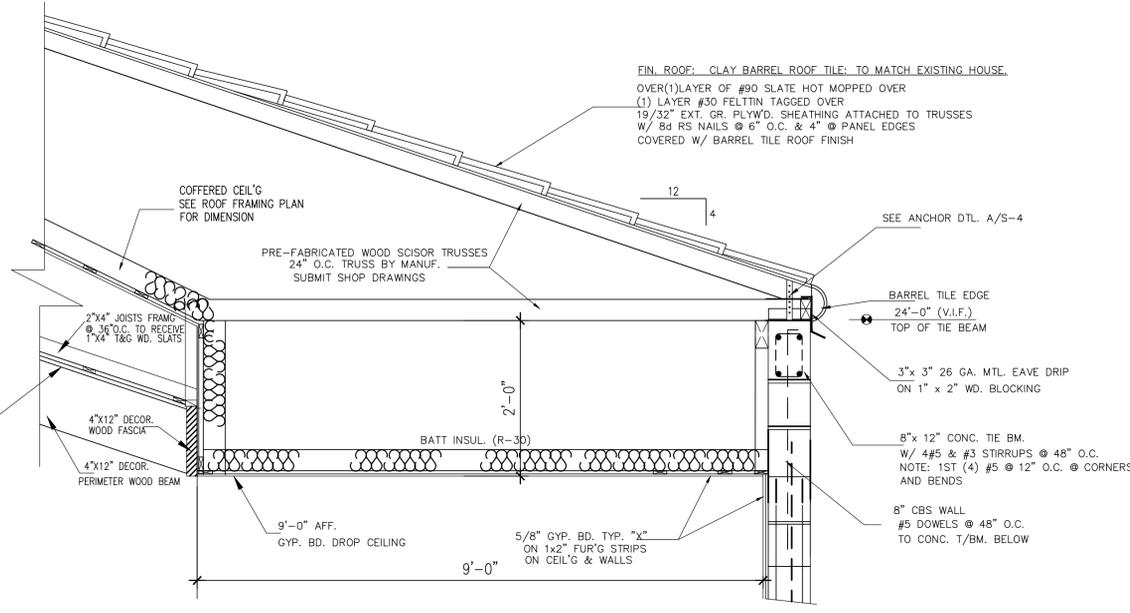
CROSS SECTION C-C
SCALE 1/4"=1'-0"



CABANA DECOR CEILING
SCALE 1/4"=1'-0"



CABANA DECOR CEILING
SCALE 1/4"=1'-0"



Roof Connection detail
SCALE: 3/4"=1'-0"

1
A-4

ARCHITECT:
LUIS E. URIARTE
Florida Architect License # AR 94107
18100 ATLANTIC BOULEVARD
PH. 786 290 9807 Email: invusa@live.com

SIGN / SEAL:

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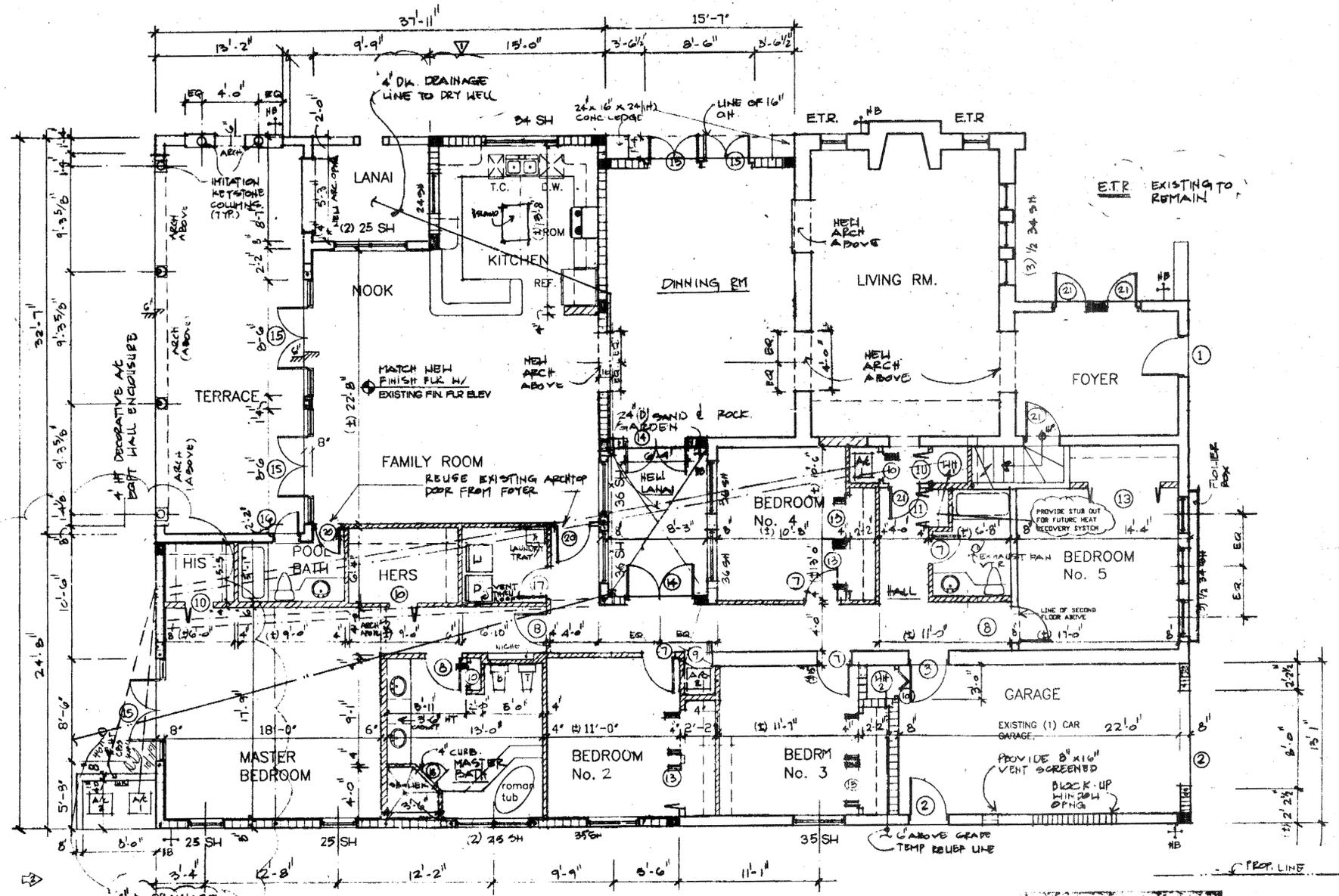
NO.	DATE	DESCRIPTION
1	10-20-20	XXXXXXXX

PROJECT
CLEMENTI RESIDENCE
CORAL GABLES

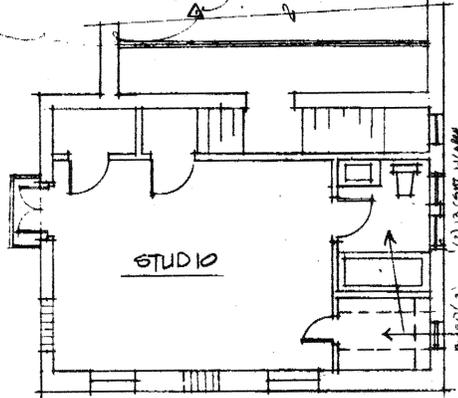
LOCATION
1203 NORTH GREENWAY DRIVE
CORAL GABLES, FLORIDA 33134

TITLE
PROPOSED BUILDING
CROSS SECTIONS / DETAILS

SCALE: AS NOTED
DRAWN: M.D.
CHECK:
DATE: 10-23-20
PROJECT NO.:
DRAWING NUMBER
A-4



GROUND FLR PLAN
SCALE: 3/16" = 1'-0"



SECOND FLR PLAN
SCALE: 3/16" = 1'-0"

REMOVE EXISTING CAST IRON PIPING & FIXTURES & REPLACED W/ NEW PVC PIPES. FIXED WATER DAMAGE IN FLR

- GARAGE NOTES**
1. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYP BOARD ON 1" X 3" FURRING STRIPS @ 16" O/C TO UNDERSIDE OF WOOD TRUSSES. PROVIDE 6 1/2" BATT INSULATION (R-19 VALUE).
 2. PROVIDE SIGN # GARAGE DOOR HANGER. DO NOT OPERATE ENGINES WITH DOORS CLOSED. CARBON MONOXIDE EMISSION IS LETHAL.
 3. PROVIDE 2" X 6" P.T. JAMB BOLTED TO BT CONC. BLOCK W/ 3/8" DIA. ANCH. BOLTS @ 24" O/C FOR OVERHEAD DOOR BOLL. NOT MORE THAN 6" TOP & BOTTOM.
 4. PROVIDE 120 S.O. IN OF SCREENED BLOCK VENTILATION FLASH WITH GARAGE FINISH FLOOR.
 5. RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE, AND TO BE 1 HOUR FIRE RATED.
 6. VENT DRYER THRU ROOF TO OUTSIDE.

ROOM FINISH SCHEDULE						
ROOM	FLOOR	BASE	WALLS	CEILING	CLG. HT.	REMARKS
FOYER	TILE	WOOD 6"	GYP. BRD.	GYP. BRD.	9'-4"	
LIVING ROOM	TILE	WOOD 6"	GYP. BRD.	T & G.	EXISTING	(*) SAND BLAST
DINING ROOM	TILE	WOOD 6"	GYP. BRD.	GYP. BRD.	9'-4"	
KITCHEN	TILE	WOOD 6"	GYP. BRD.	GYP. BRD.	VAULTED	
FAMILY ROOM	TILE	WOOD 6"	GYP. BRD.	T & G.	VAULTED	BLEACHED TONGUE & GROOVE
MASTER BEDROOM	HARDWOOD	WOOD 6"	GYP. BRD.	GYP. BRD.	VAULTED	
MASTER BATH-ROOM	MARBLE	MAR. GYP. BRD.	MAR. GYP. BRD.	MAR. GYP. BRD.	VAULTED	(*)
BEDROOMS	HARDWOOD	WOOD 6"	GYP. BRD.	GYP. BRD.	8'-0" / 9'-4"	
BATH-ROOMS	CER. TILE	CER. TILE	MAR. GYP. BRD.	MAR. GYP. BRD.	8'-0"	(*)
HALLWAY	H.D. HD.	H.D. HD.	GYP. BRD.	GYP. BRD.	8'-0"	
CLOSETS & LINEN	H.D. HD.	WOOD 6"	GYP. BRD.	GYP. BRD.	8'-0"	
LAUNDRY ROOM	TILE	TILE	MAR. GYP. BRD.	GYP. BRD.	9'-4"	
TERRACE	BRICK	(*)	STUCCO	STUCCO	9'-10"	THIN MATCHING PAVES
GARAGE	EXISTING (*)	EXISTING	EXISTING	EXISTING	EXISTING	SMOOTH CONC. FINISH AT NEW PORTION
PORTICO	TILE	TILE	STUCCO	EXP. WOOD	VARIABLES	
LANAI	24" X 16" X 24" (H) CONC. LEDGE	NONE	STUCCO	NONE	NONE	

PROVIDE 3/2" HT CAP MOLDING AT CONT WAINSCOT
REMOVE BROWN PAINT FROM STAIRS. APPLY WHITE WASH FINISH

DOOR SCHEDULE										
NO.	LOCATION	WIDTH	HEIGHT	THICK	TYPE	MATERIAL	FINISH	THRESHOLD	JAMB	REMARKS
1	FOYER	3'-0"	8'-0"	1-3/4"	WOOD	SOLID CORE WOOD	STAINED	FLUSH	WOOD	RELOCATED FROM STAIRS
2	GARAGE	3'-0"	8'-0"	1-3/4"	HOLLOW	METAL	PAINT	BUMPER	WOOD	1-1/2" B LABEL
3	GARAGE	2'-6"	8'-0"	1-3/4"	HOLLOW	METAL	PAINT	BUMPER	WOOD	DOOR SCOPE
4	GARAGE	8'-0"	8'-0"	1-3/4"	OVER-HEAD	WOOD	STAINED	3/4" DROP	WOOD	RAISED PANELS
5	VARIOUS	2'-0"	8'-0"	1-3/8"	PRE-HUNG (1)	WOOD	PAINT	NONE (0)	WOOD	(*)
6	VARIOUS	2'-4"	8'-0"	1-3/8"	PRE-HUNG (1)	WOOD	PAINT	NONE (0)	WOOD	(*)
7	BEDROOMS	2'-6"	8'-0"	1-3/8"	PRE-HUNG (1)	WOOD	PAINT	NONE (0)	WOOD	(*)
8	VARIOUS	2'-8"	8'-0"	1-3/8"	PRE-HUNG (1)	WOOD	PAINT	NONE (0)	WOOD	(*) HANDICAPPED ACCESS
9	CLOSETS	2'-0"	8'-0"	1-1/2"	BI-FOLD (1)	WD. LAMBR.	PAINT	NONE (0)	WOOD	2 PANELS
10	CLOSETS	2'-4"	8'-0"	1-1/2"	BI-FOLD (1)	WD. LAMBR.	PAINT	NONE (0)	WOOD	2 PANELS
11	CLOSETS	3'-0"	8'-0"	1-1/2"	BI-FOLD (1)	WD. (1)	PAINT	NONE (0)	WOOD	2 PANELS
12	CLOSETS	5'-0"	8'-0"	1-1/2"	BI-FOLD (1)	WD. (1)	PAINT	NONE (0)	WOOD	4 PANELS
13	CLOSETS	4'-0"	8'-0"	1-1/2"	BI-FOLD (1)	WD. (1)	PAINT	NONE (0)	WOOD	4 PANELS
14	VARIOUS	2'-0"	8'-0"	1-3/4"	FRENCH	WOOD/GLASS	PAINT	BUMPER	WOOD	12 LITES EACH DOOR
15	VARIOUS	2'-0"	8'-0"	1-3/4"	FRENCH	WOOD/GLASS	PAINT	BUMPER	WOOD	12 LITES EACH DOOR
16	VARIOUS	2'-0"	8'-0"	1-3/4"	FRENCH	WOOD/GLASS	PAINT	BUMPER	WOOD	12 LITES
17	LAUNDRY	3'-0"	8'-0"	1-3/4"	FRENCH	WOOD/GLASS	PAINT	BUMPER	WOOD	15 LITES
18	SHOWER	2'-0"	8'-0"	---	SWING	ALL/GLASS	OPAQUE GLS	---	---	SAFETY GLASS
19	GATES	2'-8"	8'-0"	---	SWING	WROUGH IRON	SHOP PAINT	---	---	DESIGN TO BE APPROVED BY THE ARCHITECT
20	FAMILY	2'-0"	8'-0"	1-3/4"	SWING (0)	WOOD	PAINT	NONE	H.D.	BY THE ARCHITECT
21	FOYER	2'-0"	8'-0"	1-3/4"	FRENCH	WOOD	PAINT	NONE	BUMPER	EXISTING BEING
22	LANAI	2'-0"	8'-0"	1-3/4"	---	---	---	---	---	ARCH TOP
23	EXISTING	---	---	---	---	---	---	---	---	> 18 LITES EA. DR

(1) ALL INTERIOR DOORS (NEW) TO BE BY MASONITE CORP. (DISTRIBUTED BY EVERGLADES LUMBER) MODEL 'CLASSIQUE'.

LEGEND.

- EXISTING WALL TO REMAIN.
- NEW 4" PARTITION (SEE SHT SP.1 DIVISION 6)
- 8" CONC. BLOCK WALL (SEE SHT SP.1 DIV. 4)
- NEW CONC. COLUMN. (SEE SHT SP.1 DIV. 3)
- A/C COND., REFRIG & HEAT RECOVERY LINES)
- LINE OF HALL OR ARCH/ARC ABOVE, WHEN USED IN CLOSETS IT INDICATES LINE OF VINYL CLAD SHELVING ABOVE.
- ORNAMENTAL IMITATION KEystone COLUMN.
- 8" DIA RAIN WATER LEADERS.

NOTE: ALL GLASS TO BE TINTED GREY
ALL WINDOWS TO BE COLONIAL STYLE WITH WHITE ALUM. FRAMES

HERNANDEZ STRUCTURAL DESIGN INC.
STRUCTURAL CONSULTANTS, INSPECTIONS, INVESTIGATIONS
Victor Hernandez - P.E. # 72387 C.A. 28634
11423 S.W. 30th St., Boca Raton, FL 33488
Tel: 954-247-1389 Cell: 754-422-8796

HSD

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RAD
retail architectural design

2925 NW 126 AVE. UNIT 106
SUNRISE, FLORIDA 33123
TEL: 305.773.1311
RADINC2002@GMAIL.COM

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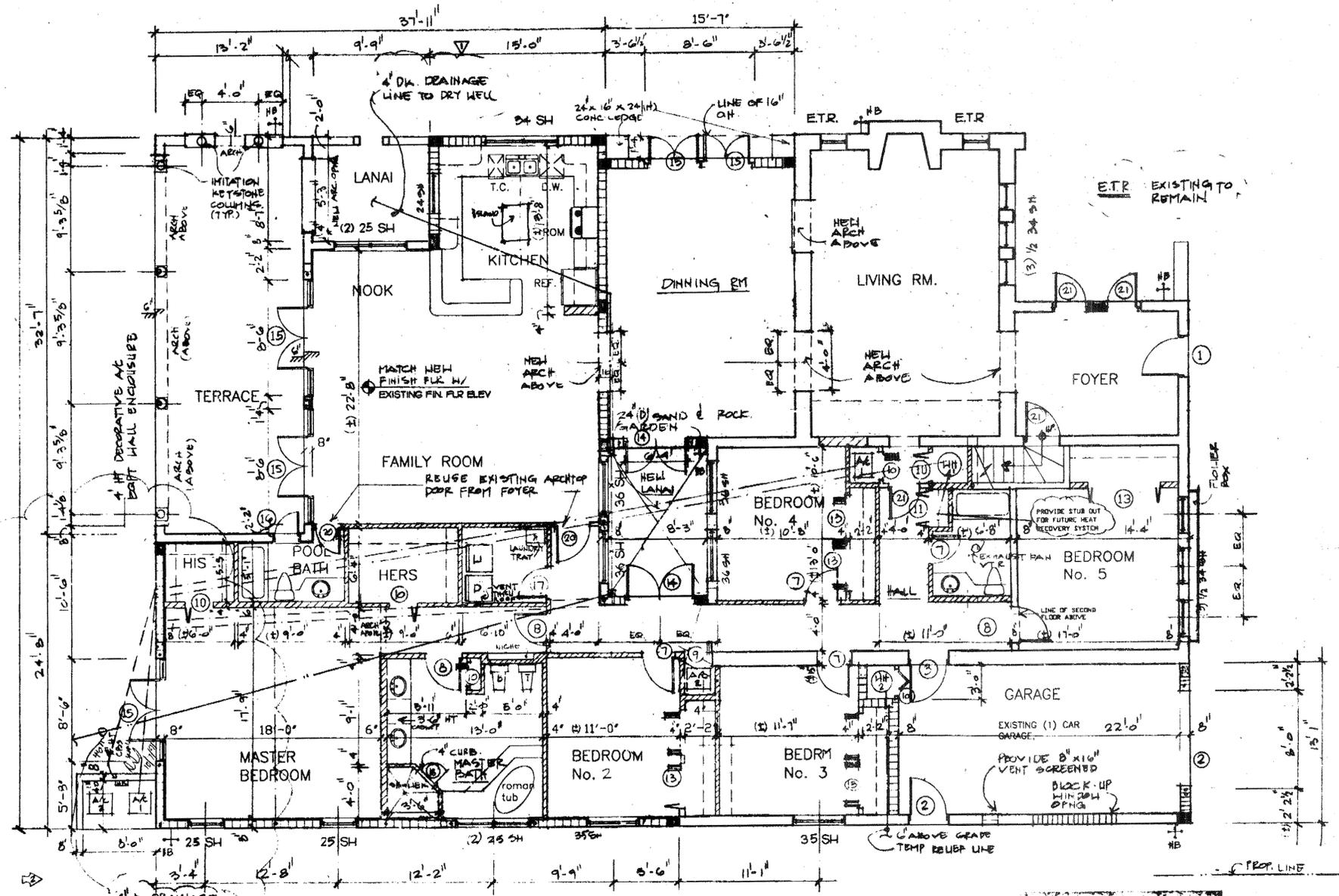
NO.	DATE	DESCRIPTION
1	10-19-2000	XXXXXXXXXX

PROJECT
CLEMENTI RESIDENCE
CORAL GABLES

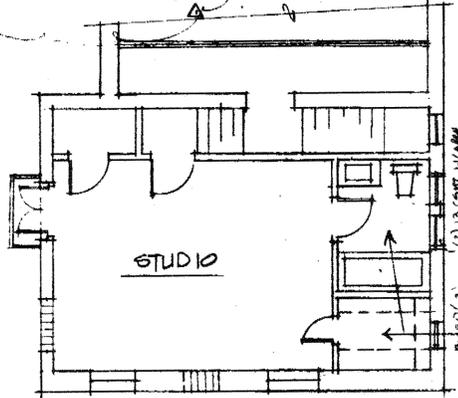
LOCATION
1203 NORTH GREENWAY DRIVE
CORAL GABLES, FLORIDA 33134

TITLE
EXIST'G BUILDING PLANS

SCALE: AS NOTED
DRAWN: M.T.
CHECK:
DATE: 09-19-20
PROJECT NO.:
DRAWING NUMBER
A-6



GROUND FLR PLAN
SCALE: 3/16" = 1'-0"



SECOND FLR PLAN
SCALE: 3/16" = 1'-0"

REMOVE EXISTING CAST IRON PIPING & FIXTURES & REPLACED W/ NEW PVC PIPES. FIXED WATER DAMAGE IN FLR

- GARAGE NOTES**
1. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYP BOARD ON 1" X 3" FURRING STRIPS @ 16" O/C TO UNDERSIDE OF WOOD TRUSSES. PROVIDE 6 1/2" BATT INSULATION (R-19 VALUE).
 2. PROVIDE SIGN # GARAGE DOOR HANGER. DO NOT OPERATE ENGINES WITH DOORS CLOSED. CARBON MONOXIDE EMISSION IS LETHAL.
 3. PROVIDE 2" X 6" P.T. JAMB BOLTED TO BT CONC. BLOCK W/ 3/8" DIA. ANCH. BOLTS @ 24" O/C FOR OVERHEAD DOOR BOLL. NOT MORE THAN 6" TOP & BOTTOM.
 4. PROVIDE 120 S.O. IN OF SCREENED BLOCK VENTILATION FLASH WITH GARAGE FINISH FLOOR.
 5. RESIDENCE TO GARAGE INCH TO BE PROVIDED WITH AUTO CLOSURE, AND TO BE 1 HOUR FIRE RATED.
 6. VENT DRYER THRU ROOF TO OUTSIDE.

ROOM FINISH SCHEDULE						
ROOM	FLOOR	BASE	WALLS	CEILING	CLG. HT.	REMARKS
FOYER	TILE	WOOD 6"	GYP. BRD.	GYP. BRD.	9'-4"	
LIVING ROOM	TILE	WOOD 6"	GYP. BRD.	T & G.	EXISTING	(*) SAND BLAST
DINING ROOM	TILE	WOOD 6"	GYP. BRD.	GYP. BRD.	9'-4"	
KITCHEN	TILE	WOOD 6"	GYP. BRD.	GYP. BRD.	VAULTED	
FAMILY ROOM	TILE	WOOD 6"	GYP. BRD.	T & G.	VAULTED	BLEACHED TONGUE & GROOVE
MASTER BEDROOM	HARDWOOD	WOOD 6"	GYP. BRD.	GYP. BRD.	VAULTED	
MASTER BATH-ROOM	MARBLE	MAR. GYP. BRD.	MAR. GYP. BRD.	MAR. GYP. BRD.	VAULTED	(*)
BEDROOMS	HARDWOOD	WOOD 6"	GYP. BRD.	GYP. BRD.	8'-0" / 9'-4"	
BATH-ROOMS	CER. TILE	CER. TILE	MAR. GYP. BRD.	MAR. GYP. BRD.	8'-0"	(*)
HALLWAY	H.D. HD.	H.D. HD.	GYP. BRD.	GYP. BRD.	8'-0"	
CLOSETS & LINEN	H.D. HD.	WOOD 6"	GYP. BRD.	GYP. BRD.	8'-0"	
LAUNDRY ROOM	TILE	TILE	MAR. GYP. BRD.	GYP. BRD.	9'-4"	
TERRACE	BRICK	(*)	STUCCO	STUCCO	9'-10"	THIN MATCHING PAVES
GARAGE	EXISTING (*)	EXISTING	EXISTING	EXISTING	EXISTING	SMOOTH CONC. FINISH AT NEW PORTION
PORTICO	TILE	TILE	STUCCO	EXP. WOOD	VARIABLES	
LANAI	24" X 16" X 24" (H) CONC. LEDGE	NONE	STUCCO	NONE	NONE	

PROVIDE 3/2" HT CAP MOLDING AT CONT WAINSCOT
REMOVE BROWN PAINT FROM STAIRS. APPLY WHITE WASH FINISH

DOOR SCHEDULE										
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2	GARAGE	3'-0"	8'-0"	1-3/4"	HOLLOW	METAL	PAINT	BUMPER	WOOD	1-1/2" B LABEL
3	GARAGE	2'-6"	8'-0"	1-3/4"	HOLLOW	METAL	PAINT	BUMPER	WOOD	DOOR SCOPE
4	GARAGE	8'-0"	8'-0"	1-3/4"	OVER-HEAD	WOOD	STAINED	3/4" DROP	WOOD	RAISED PANELS
5	VARIOUS	2'-0"	8'-0"	1-3/4"	PRE-HUNG (1)	WOOD	PAINT	NONE (0)	WOOD	(*)
6	VARIOUS	2'-4"	8'-0"	1-3/4"	PRE-HUNG (1)	WOOD	PAINT	NONE (0)	WOOD	(*)
7	BEDROOMS	2'-6"	8'-0"	1-3/4"	PRE-HUNG (1)	WOOD	PAINT	NONE (0)	WOOD	(*)
8	VARIOUS	2'-0"	8'-0"	1-3/4"	PRE-HUNG (1)	WOOD	PAINT	NONE (0)	WOOD	(*) HANDICAPPED ACCESS
9	CLOSETS	2'-0"	8'-0"	1-3/4"	BI-FOLD (1)	WD. (1)	PAINT	NONE (0)	WOOD	2 PANELS
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13	CLOSETS	4'-0"	8'-0"	1-3/4"	BI-FOLD (1)	WD. (1)	PAINT	NONE (0)	WOOD	4 PANELS
14	VARIOUS	2'-0"	8'-0"	1-3/4"	FRENCH	WOOD/GLASS	PAINT	BUMPER	WOOD	12 LITES EACH DOOR
15	VARIOUS	2'-0"	8'-0"	1-3/4"	FRENCH	WOOD/GLASS	PAINT	BUMPER	WOOD	12 LITES EACH DOOR
16	VARIOUS	2'-0"	8'-0"	1-3/4"	FRENCH	WOOD/GLASS	PAINT	BUMPER	WOOD	12 LITES
17	LAUNDRY	3'-0"	8'-0"	1-3/4"	FRENCH	WOOD/GLASS	PAINT	BUMPER	WOOD	15 LITES
18	SHOWER	2'-0"	8'-0"	1-3/4"	SWING	ALL/GLASS	OPAQUE GLS	---	---	SAFETY GLASS
19	GATES	2'-8"	8'-0"	1-3/4"	SWING	WROUG. IRON	SHOP PAINT	---	---	DESIGN TO BE APPROVED BY THE ARCHITECT
20	FAMILY	2'-0"	8'-0"	1-3/4"	SWING (0)	WOOD	PAINT	NONE	H.D.	BY THE ARCHITECT
21	FOYER	2'-0"	8'-0"	1-3/4"	FRENCH	WOOD	PAINT	NONE	BUMPER	EXISTING BEING
22	LANAI	2'-0"	8'-0"	1-3/4"	FRENCH	WOOD	PAINT	NONE	BUMPER	ARCH TOP
23	EXISTING	TO REMAIN								> 18 LITES EA. DR

(1) ALL INTERIOR DOORS (NEW) TO BE BY MASONITE CORP. (DISTRIBUTED BY EVERGLADES LUMBER) MODEL 'CLASSIQUE'.

LEGEND.

- EXISTING WALL TO REMAIN.
- NEW 4" PARTITION (SEE SHT SP.1 DIVISION 6)
- 8" CONC. BLOCK WALL (SEE SHT SP.1 DIV. 4)
- NEW CONC. COLUMN. (SEE SHT SP.1 DIV. 3)
- A/C COND., REFRIG & HEAT RECOVERY LINES)
- LINE OF HALL OR ARCH/ARC ABOVE, WHEN USED IN CLOSETS IT INDICATES LINE OF VINYL CLAD SHELVING ABOVE.
- ORNAMENTAL IMITATION KEystone COLUMN.
- 8" DIA RAIN WATER LEADERS.

NOTE: ALL GLASS TO BE TINTED GREY
ALL WINDOWS TO BE COLONIAL STYLE WITH WHITE ALUM. FRAMES

HERNANDEZ STRUCTURAL DESIGN INC.
STRUCTURAL CONSULTANTS, INSPECTIONS, INVESTIGATIONS
Victor Hernandez - P.E. # 72387 C.A. 28634
11423 S.W. 93rd Ave., Boca Raton, FL 33498
Tel: 954-247-1389 Cell: 754-422-8796

HSD

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RAD
retail architectural design

2925 NW 126 AVE. UNIT 106
SUNRISE, FLORIDA 33123
TEL: 305.773.1311
RADINC2002@GMAIL.COM

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REVISIONS

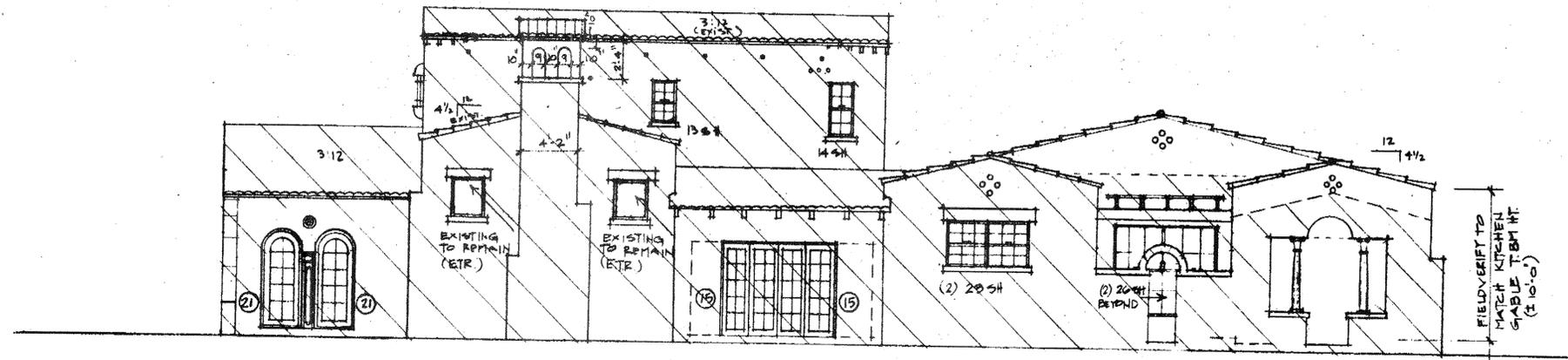
NO.	DATE	DESCRIPTION
1	10-19-2008	XXXXXXXXXX

PROJECT
CLEMENTI RESIDENCE
CORAL GABLES

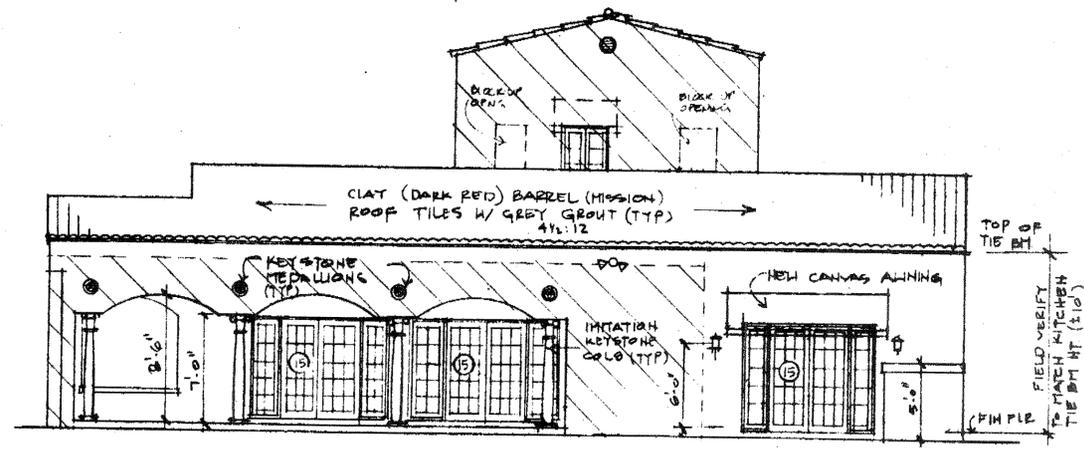
LOCATION
1203 NORTH GREENWAY DRIVE
CORAL GABLES, FLORIDA 33134

TITLE
EXIST'G BUILDING PLANS

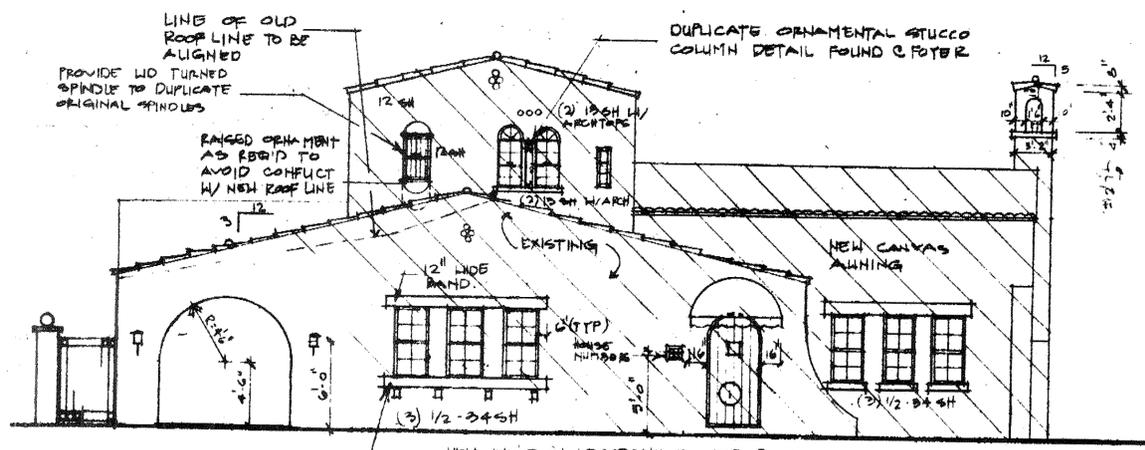
SCALE: AS NOTED
DRAWN: M.T.
CHECK:
DATE: 09-19-20
PROJECT NO.:
DRAWING NUMBER
A-6



EAST (RIGHT) SIDE ELEV
SCALE: 3/16" = 1'-0"



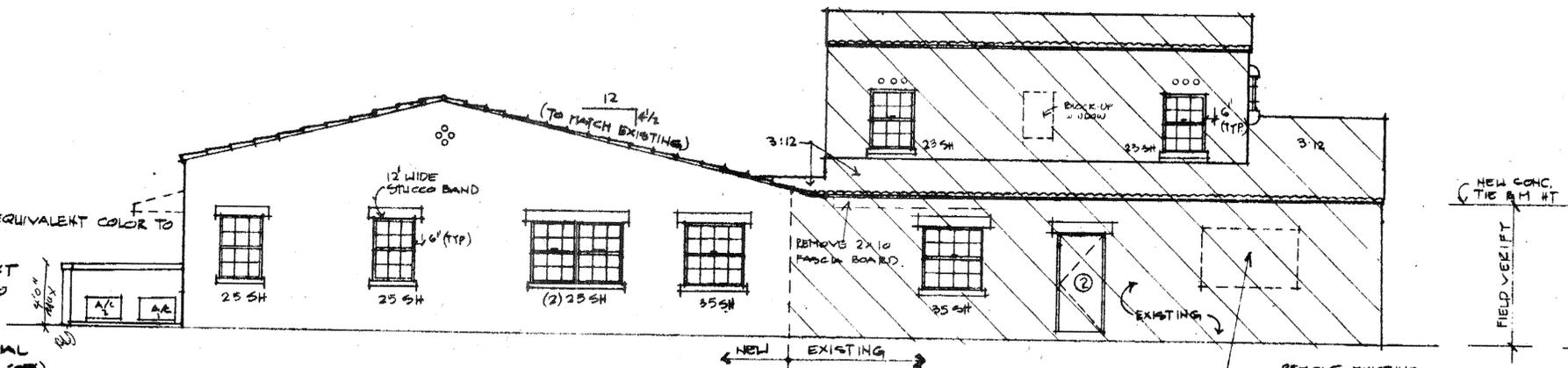
NORTH (REAR) ELEV
SCALE: 3/16" = 1'-0"



SOUTH (FRONT) ELEV
SCALE: 3/16" = 1'-0"

FINISHES

- ALL NEW STUCCO TO MATCH EXISTING TEXTURE. RESIDENCE TO BE PAINTED IN "BENJAMIN MOORE CO EQUIVALENT COLOR TO 8-10M "ROSE BUFF" (BY REXTONE CO.)
- ALL WINDOW STUCCO & TRIMS TO BE SMOOTH TEXT PAINT IN BENJAMIN MOORE CO EQUIVALENT COLOR TO 5-14P "MISSION WHITE LT. (BY REXTONE CO.)
- ALL WINDOWS TO BE SINGLE HUNG ALUM, COLONIAL STYLE (WHITE FRAMES, TINTED GREY GLASS, ROS COF) AS MANUFACTURED BY "ADBCO WINDOWS CO."
- NEW ROOF TILES TO BE CLAY MISSION BARREL TILES (COLOR DARK RED) W/ GREY GROUT (TTP)



LEFT (WEST) SIDE ELEV
SCALE: 3/16" = 1'-0"

REMOVE EXISTING WINDOWS & BLOCK-UP EXISTING OPNG. PLASTER TO MATCH EXISTING.

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11423 Sao Grass Cir. Boca Raton, FL 33498
Tel: 954-247-1389 Cell: 754-422-8796

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2925 NW 126 AVE. UNIT 106
SUNRISE, FLORIDA 33323
TEL: 305.73.3111
RADINC2002@GMAIL.COM

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REVISIONS

NO.	DATE	DESCRIPTION

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CLEMENTI RESIDENCE
CORAL GABLES

LOCATION
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TITLE
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